



Flat 2, 1 St Johns Road, Birkdale, Southport, PR8 4JP
£105,000
Subject to Contract

An excellent opportunity for a first-time buyer, this self-contained, first-floor flat offers generously sized rooms and comfortable living with the added benefit of no chain delay. Well-presented and situated in a popular location just off Liverpool Road, the property is centrally heated and double-glazed throughout. Off road parking for two cars.

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Southport's Estate Agent

Private Entrance

UPVC outer door, Entrance Hall with useful, deep cloaks cupboard and stairs to the first floor.

First Floor Landing

UPVC double glazed, hardwood effect window and useful office/study area.

Lounge - 4.65m x 4.29m (15'3" into bay x 14'1")

UPVC hardwood effect double glazed bay window, woodgrain laminate flooring.

Kitchen - 3.25m x 3m (10'8" x 9'10")

UPVC double glazed window, single drainer one and half bowl stainless steel sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Part wall tiling. Four ring ceramic hob with cooker hood above and double electric oven below. Wall mounted 'Baxi' gas central heating boiler. Recess and plumbing for washing machine. Woodgrain laminate flooring.

Bedroom - 3.94m x 3.35m (12'11" extending to 14'11" x 11'0" extending to 12'10")

UPVC double glazed hardwood effect window.

Bathroom - 1.83m x 2.92m (6'0" x 9'7")

White suite including; P-shaped panelled bath with waterfall mixer tap and thermostatic handheld and rain head showers, shower screen, vanity wash hand basin with cupboards below, low level WC. Full wall tiling, chrome towel rail/radiator, two UPVC double glazed windows.

Outside

The hard surfaced garden area to the front provides off road parking for two vehicles.

Maintenance

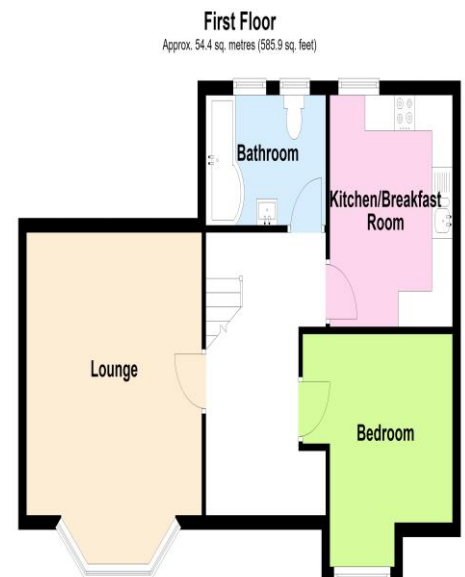
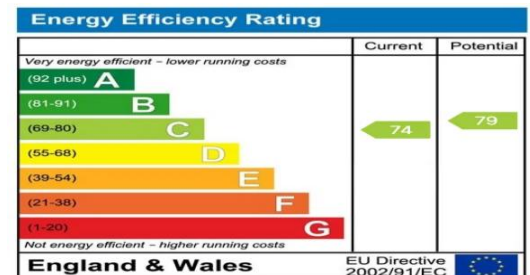
We are advised that the Flat is responsible for one half of the costs incurred in respect of maintenance and the insurance. The insurance is currently arranged by the freeholder.

Council Tax

Sefton MBC Band B

Tenure

Leasehold for 999 years (less 10 days) from 29 September 1932. Annual Ground rent £50.



Total area: approx. 54.4 sq. metres (585.9 sq. feet)

Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.