



**£280,000**  
Subject to contract





Early inspection is highly recommended of this magnificent, spacious apartment, occupying the whole of the ground floor of this traditional Victorian house, well placed for accessing the amenities of Southport town centre.

Beautifully presented throughout, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, modern fitted Kitchen with integrated appliances including dishwasher and washer/dryer, two double Bedrooms (one with fitted wardrobes) and a Bathroom.

Outside, there is off road parking to the front and a good size private rear garden, accessed via steps down from the Kitchen, or gated access from the driveway to side, incorporating, paved patio areas, extensive lawn with well stocked, mature shrub borders and a refurbished, brick built outside WC. There is also access to the cellars, matching the footprint of the apartment and providing excellent storage, one room utilised as a utility area.

Positioned on Saunders Street between the junctions of Gordon Street and Avondale Road, the property is handily placed for accessing the Promenade, Hesketh Park and the town centre.



SAUNDERS STREET, SOUTHPORT PR9 0HP

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## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 5.94m into bay x 3.89m (19'6" x 12'9")

**Dining Room** - 4.27m overall x 3.66m (14'0" x 12'0")

**Kitchen** - 5.79m overall x 2.74m overall (19'0" x 9'0")

**Bedroom 1** - 4.88m x 3.89m (16'0" x 12'9")

**Bedroom 2** - 4.34m overall x 3.96m (14'3" x 13'0")

**Bathroom** - 3.61m overall x 3.56m overall (11'10" x 11'8")

### Cellars:

Cellar Room (1) 4.27m (14') max x 3.63m (11'11")

Cellar Room (2) 4.27m (14') x 1.83m (6')

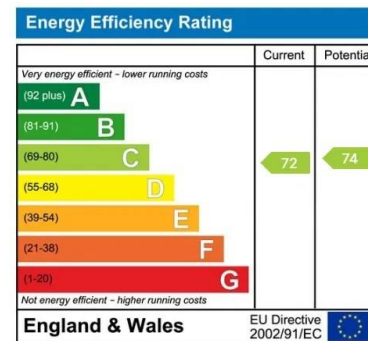
Cellar Room (3) 4.89m (16') x 3.87m (12'8")

Cellar Room (4) 5.56m (18'3") x 3.27m (10'9")

Cellar Room (5) 3.00m (9'10") x 1.50m (4'11")

Cellar Room (6) 4.32m (14'2") max x 3.96m (13')

Cellar Room (7) 5.10m (16'9") x 3.87m (12'8")



**Outside:** The front garden is shared with the first floor apartment and there is designated off road parking for each apartment, along with a right of way down the side of the property to each private rear garden. The good size private rear garden, accessed via steps down from the Kitchen, or gated access from the driveway to side, incorporates paved patio areas, extensive lawn with well stocked, mature shrub borders and a refurbished, brick built outside WC. There is also access to the cellars, matching the footprint of the apartment and providing excellent storage, one room utilised as a utility area.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

**Tenure:** Leasehold for a residue term of 999 years from 1st January 2016 - no ground rent payable.

**Maintenance:** The cost of building repairs and maintenance is divided between the ground and first floor apartments, as and when required.

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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