



£185,000
Subject to contract



Early inspection is highly recommended of this magnificent, spacious flat, occupying a first floor position within this traditional Edwardian building, located in the sought after area of Hesketh Park, well placed for accessing the amenities of Southport town centre.

Accessed via a private entrance door to front, a returning staircase leads up to a large reception hall off which there are doors to the Living Room, both double Bedrooms (one currently arranged as a Dining Room), Kitchen and an art deco style Bathroom.

Outside, there is a parking space and a detached, brick built garage, beyond which is the private garden, arranged with paved patio, shaped lawn, well stocked mature borders, a Greenhouse and Summer House.



QUEENS ROAD, SOUTHPORT PR9 9HN

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Total area: approx. 132.1 sq. metres (1421.5 sq. feet)



Ground Floor:

Private Entrance with staircase to first floor

AWAITING EPC

Reception Hall

Living Room - 7.01m x 5.13m (23'0" x 16'10")

Kitchen - 3.78m x 1.75m (12'5" x 5'9")

Bedroom 1 - 4.72m x 4.27m (15'6" x 14'0")

Bedroom 2 - 5.44m x 5.08m (17'10" x 16'8")

Bathroom - 4.27m x 2.95m (14'0" x 9'8")

Outside: There is a parking space and a detached, brick built garage measuring 6.1m x 3.66m (20'0" x 12'0") beyond which is the private garden, arranged with paved patio, shaped lawn, well stocked mature borders, a Greenhouse and Summer House.

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 31 December 1980 with a peppercorn ground rent.

Maintenance: There is no formal management company in place.

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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