



## 2 bed flat to buy in PR8

Talbot Street, Southport, Southport,  
Merseyside, PR8 1HS

**£45,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Share Of Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Contemporary gloss kitchen
- ✓ Open-plan living
- ✓ Two double bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Impressively presented ground floor two-bedroom flat close to Lord Street with superb transport links. Tucked away just moments from vibrant Lord Street, this smart ground floor flat is ready to move straight into. A bright through lounge flows into a modern kitchen, complemented by two proper double bedrooms and a fresh bathroom. With cafes, shops, and rail links to Manchester and Liverpool on your doorstep, it's an ideal low-maintenance base. Early viewing is strongly advised.

Council Tax Band: A

Tenure: Share Of Leasehold

Length of Lease: 964

Price: Starting Bid £45,000

Property Type: Flat

Parking: Allocated

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

## Communal Entrance

Communal entrance, providing access to the ground floor apartment.

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## Lounge/Kitchen

7.19m x 2.74m (23'7" x 9'0" overall measurements reducing to 5'11")

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## Bedroom 1

4.01m x 3.1m (13'2" into recess x 10'2" overall measurements)

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## Bedroom 2

2.36m x 2.44m (7'9" x 8'0")

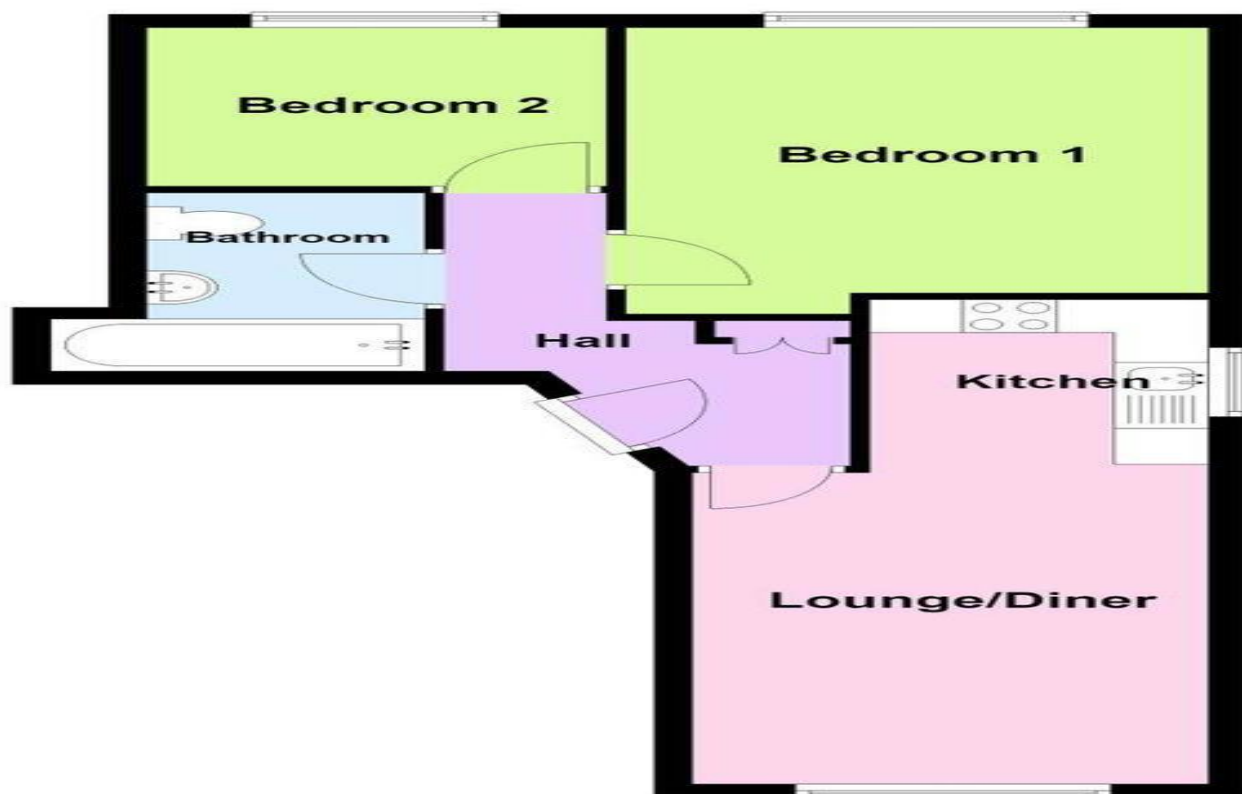
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## Bathroom

1.83m x 2.31m (6'0" into recess x 7'7")

## Ground Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 47.4 sq. metres (510.3 sq. feet)

| Energy Efficiency Rating                           |                                                                                                               |           |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                    | Current                                                                                                       | Potential |
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92-100) <b>A</b>                                  |                                                                                                               |           |
| (81-91) <b>B</b>                                   |                                                                                                               |           |
| (69-80) <b>C</b>                                   | 70                                                                                                            | 73        |
| (55-68) <b>D</b>                                   |                                                                                                               |           |
| (39-54) <b>E</b>                                   |                                                                                                               |           |
| (21-38) <b>F</b>                                   |                                                                                                               |           |
| (1-20) <b>G</b>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC  |           |

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Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,  
northwest@pattinson.co.uk, www.pattinson.co.uk**

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