



Rawlinson Road, Southport, PR9 9NE

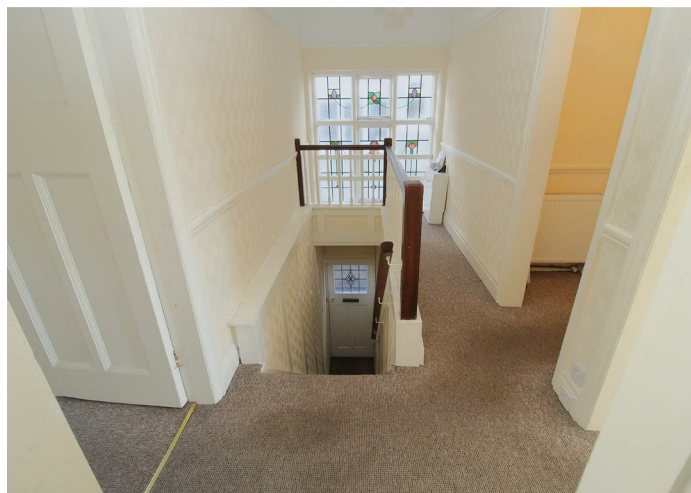
Grosvenor Waterford
ESTATE AGENTS LIMITED





Grosvenor Waterford and Albany Properties are delighted to offer for Sale this spacious four bedroom duplex flat situated in a sought after location of Southport, just off Hesketh Drive. The accommodation briefly comprises; ground floor entrance door with stairs to the first floor, where there is a welcoming hall, living room, kitchen, two double bedrooms and bathroom. Further stairs lead to the second floor and two more bedrooms. The flat benefits from partial uPVC double glazing, gas central heating and is offered with no ongoing chain. Early viewing recommended.

£195,000



Ground Floor Hall

front door, stairs to first floor

First Floor Hall 5'10" x 14'5" + 12'2" x 4'7" (max) (1.80m x 4.41m + 3.72m x 1.42m (max))



stained glass glazed window to side aspect, radiator, stairs to second floor

Living Room 17'7" (into bay) x 14'4" (5.36m (into bay) x 4.39m)



glazed window to front aspect, electric fire in feature surround, radiator

Kitchen 9'7" x 10'11" (2.94m x 3.33m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, fridge freezer, washing machine and dishwasher, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect

Bedroom 1 18'6" (into wardrobes) x 13'3" (5.64m (into wardrobes) x 4.06m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 2 15'10" x 9'10" (4.83m x 3.02m)



glazed window to front aspect, radiator

Bathroom 12'1" (max) x 7'10" (max) (3.70m (max) x 2.40m (max))



white suite comprising; panelled bath, wash hand basin, low level w.c. and separate shower cubicle with mains shower, radiator, two uPVC double glazed frosted windows to side aspect

Second Floor

uPVC double glazed window to side aspect

Bedroom 3 11'7" x 14'6" (3.54m x 4.43m)



uPVC double glazed window to side aspect, radiator, built in cupboard, under eaves storage

Bedroom 4 6'3" s 10'11" (1.93m s 3.34m)



uPVC double glazed window to side aspect, radiator, built in cupboard

Additional Information

Tenure : Leasehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



