



**McGUIRE**  
ESTATE AGENTS

1 Bed Flat

**£475** PCM



## Windsor Road Southport, PR9 9BY

A spacious first floor apartment with private entrance situated in a popular and well established residential area. The accommodation briefly comprises of, entrance hallway, lounge, double bedroom with breakfast kitchen, bathroom and WC. The property also benefits from gas central heating and parking space. Internal inspection is highly recommended. UNFURNISHED.

## Key Features

## Ground Floor

ENCLOSED VESTIBULE -

RECEPTION HALL -

FITTED CLOAKROOM/WC -

FRONT LOUNGE - 14' 6" x 16' 0" (4.44m x 4.9m)

REAR LIVING ROOM - 12' 9" x 15' 10" (3.89m x 4.85m)

CONSERVATORY - 18' 9" x 13' 1" (5.72m x 3.99m)

FITTED DINING KITCHEN - 22' 0" x 12' 0" (6.73m x 3.66m)

UTILITY - 5' 4" x 7' 3" (1.63m x 2.21m)



## First Floor

LANDING -

FRONT BEDROOM - 16' 7" x 14' 7" (5.08m x 4.47m)

REAR BEDROOM - 16' 1" x 13' 5" (4.93m x 4.11m)

REAR BEDROOM - 11' 0" x 11' 6" (3.36m x 3.51m)

FRONT BEDROOM - 10' 7" x 9' 10" (3.23m x 3.02m)

BALCONY - 16' 2" x 9' 8" (4.95m x 2.95m)

BATHROOM - 15' 8" x 10' 0" (4.8m x 3.05m)



## Exterior

OUTSIDE -

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.