



# McGUIRE

## ESTATE AGENTS

2 Bed Flat

£90,000



### Duke Street Southport, PR8 1JE

Immaculately presented and modernised throughout is this first floor two bedroom apartment with a large shared garden just twenty pound a month service charge and a bright south facing open plan kitchen / living room this is a must view.

The property briefly comprises of : communal entrance hall, private entrance hall, open plan Living / kitchen area, two good size bedrooms and a modern bathroom. To the front of the property is shared off street parking, at the rear is a single allocated garage and a large south facing shared garden.

### Key Features

## Ground Floor

**COMMUNAL ENTRANCE HALL** - Door leading to hall, stairs to all floors.

## First Floor

**PRIVATE HALL** - Access to all rooms

**LOUNGE** - 14' 4" x 11' 1" (4.38m x 3.39m) Open plan kitchen and sitting room, Fitted with a range of wall and base units with work tops inset stainless sink, patio doors leading to rear garden.

**BEDROOM ONE** - 14' 4" x 13' 0" (4.38m x 3.97m) Upvc double double glazed window to front, radiator.

**BEDROOM TWO** - 9' 8" x 11' 1" (2.96m x 3.39m) Upvc double glazed window to side, radiator.

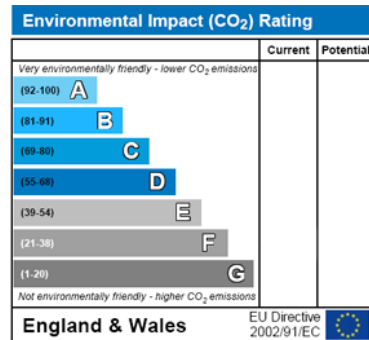
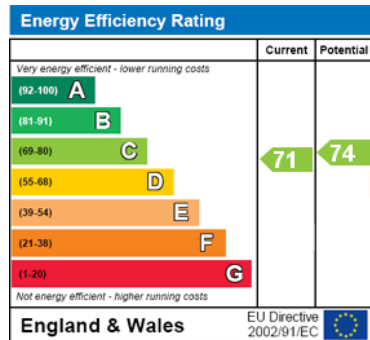
**SHOWER ROOM** - 6' 1" x 11' 1" (1.87m x 3.39m) Fitted with a three piece suite comprising of shower cubicle, wash basin, low level WC, part tiled wall, Upvc double glazed window to side, airing cupboard.



## Exterior

**EXTERNAL** - The front is mainly laid with tarmac for off road parking. To the rear is a well maintained communal garden and allocated garage.

## Energy Efficiency and Environmental Impact



## 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.