



32 Leyland Road, Southport, Merseyside PR9 9JQ

Offers In Excess Of £360,000

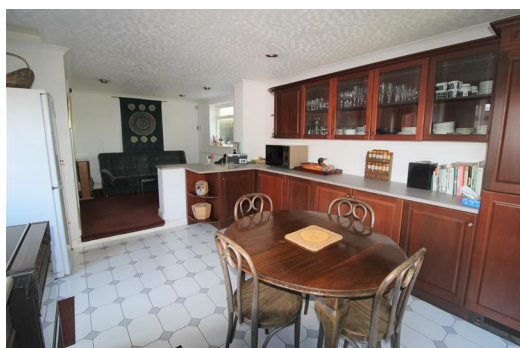
BERKELEY SHAW are excited to offer this RARE OPPORTUNITY to purchase a lovely and spacious two bedroom ground floor apartment with private gardens, a superb detached four car garage and investment income from three separate self contained apartments.

The main apartment is situated on the entire ground floor of the building and offers spacious and well proportioned accommodation that comprises entrance hall, lounge, snug, two bedrooms, family bathroom and an open plan kitchen dining room.

There is a separate entrance to the side that gains access to the three self contained apartments that are all currently tenanted and provide an income of approximately £12,000 per annum.

The large mature private gardens are for the sole use of the owner and benefit from a superb detached four car garage/ work shop and ample parking for several vehicles.

An internal inspection is highly recommended to appreciate the potential of this investment.



Ground Floor Apartment

The ground floor apartment is accessed via a private front entrance with enclosed porch and glazed door and tiled flooring. There is a glazed door with stained glass side panels to the entrance hall, which has ornate coved ceilings, built in storage cupboards and radiator. Doors off to ground floor rooms.

Lounge

18'7" x 14'0" (5.67 x 4.27)

A lovely lounge with feature bay window to the front, ornate coving and hole in the wall marble style fire place. Two radiators.

Dining Room/ Snug

15'5" x 13'2" (4.71 x 4.02)

With window over looking the rear garden this room could be used as a snug or for a dining space. There is a feature brick chimney breast with fire recess. Two radiators. Door to the kitchen/ dining room.

Kitchen Dining Area

25'7" x 11'8" (7.82 x 3.57)

A spacious split level kitchen/ dining/ family space that is fitted with range of base and wall units with complimenting roll top work surfaces incorporating one and a half bowl sink unit. Electric point for cooker and plumbing for dishwasher. Ceiling spotlights. Tiled flooring. Radiator. Built in fan heater. Windows to sides and French doors to rear opening to the the patio area of the rear garden.

Bedroom One

15'3" x 14'4" (4.67 x 4.38)

With feature bay window to front. Fitted with a range of wardrobes. Two radiators.

Bedroom Two

12'5" x 9'5" (3.79 x 2.88)

With window to rear overlooking the rear garden. Range of fitted wardrobes. Radiator.

Bathroom

11'7" x 8'1" (3.55 x 2.47)

Fitted with a four piece suite comprising panelled bath, shower cubicle, hand wash basing built into vanity unit and

WC. Electric shaver point. Cupboard housing Glow Worm combi boiler. Separate cupboard housing washing machine and tumble dryer. Two windows to side. Two radiators.

Garage & Outside

29'10" x 20'0" (9.10 x 6.11)

There is a detached four car garage/ workshop with separate utility area with WC and Belfast sink. Light and power. Small store room with Vokera combi boiler that services the apartments. Frost heaters.

The gardens are exceptionally well maintained and mainly laid to lawn with mature shrubs and trees.

Apartments

There are three self contained apartments, each with its own bedroom, kitchen and shower room. Two of the apartments have their own sitting room and the other is a bedsit. They are all currently let out and provide an income for the owner of around £12,000 per annum.

