

**For Sale**

**Albert Place, PR9 0DT**



**Offers in Excess of £150,000 -  
Sold Subject to Contract**

**4 bedroom Semi-Detached**

- ✓ **Great Investment Opportunity**
- ✓ **1st Floor Maisonette**
- ✓ **Parking & Rear Courtyard**
- ✓ **Well Maintained Properties**
- ✓ **Two Separate Dwellings**
- ✓ **Ground Floor Apartment**
- ✓ **Long Standing Tenants in Situ**
- ✓ **EPC Band Rating - 'D'**



## Description

A perfect yet rare opportunity for investors to purchase a well maintained semi-detached property established as a Ground Floor Apartment & First Floor Duplex Maisonette. Both residences are presently tenanted on Assured Shorthold Tenancies and command a monthly rental in the region of £1,165.00. The rents are presently under review by our client.

Albert Place is hidden away off Victoria Street in Southport very close to the Promenade, Sea Front, Retail & Restaurant Park, and Lord Street itself.

Parking is allocated to the front of the property with a shared front door opening into a communal entrance. The ground floor apartment benefits from a reception lounge, shower room, rear fitted kitchen, and double bedroom. In addition there is a rear courtyard garden and access to a private lower level basement.

The first floor maisonette is presented over two floors and is spacious throughout. To the first floor it is briefly comprising of a large front reception lounge, rear fitted kitchen, bathroom with three piece suite and a rear bedroom. Onward to the second floor there are two further double bedrooms. The property benefits from majority double glazing and gas central heating.

Our client has advised that the rental presently achieved between the two properties is £13,980pa. This in turn may offer the incoming investor a minimum 7% yield. We have been advised that the rents are presently under review and due to increase imminently thus offering the potential of a higher yield.

Viewings are strictly via Bailey Estates. Please call our office today to arrange a viewing - 01704 564163.

## Location

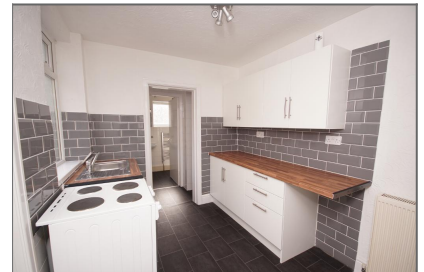
Albert Place is hidden away within a small cul-de-sac setting just outside of the Southport Town Centre. Travel along the Promenade by the theatre and turn down into Victoria Street. Albert Place is situated just off Victoria Street.

## Ground Floor

**Storm Porch - 3' 9" x 2' 11" (1.15m x 0.9m)** The front storm porch has tiled flooring laid throughout and leads into the communal entrance hallway.

**Communal Entrance - 6' 10" x 2' 11" (2.11m x 0.91m)** The communal entrance hallway with panelled radiator to the internal wall. Stairs ahead rise to the first floor where the Maisonette is situated.

**Reception Lounge - 13' 11" x 10' 8" (4.26m x 3.27m)** Tastefully decorated rear reception lounge with a UPVC glazed rear window that looks out onto the private rear courtyard. Panelled radiator presented to the rear wall. A side door opens



into the communal hallway.

**Front Bedroom - 17' 4" x 10' 9" (5.3m x 3.3m)** A spacious front double bedroom with a bay to the front aspect housing UPVC glazed windows. Panelled radiator presented to the internal sidewall. Free-standing wardrobes adorn the rear wall.

**Kitchen - 8' 11" x 8' 2" (2.72m x 2.51m)** A modern recently fitted kitchen with UPVC decorative glazed side door and window. Partially tiled walls and a soft cushion tiled effect floor. The kitchen benefits from a selection of base and eye units. Panelled radiator presented to the sidewall and under stairs pantry cupboard housing the electricity meter.

**Shower Room - 7' 10" x 5' 4" (2.4m x 1.64m)** Rear shower room with fully tiled walls and a soft cushion tiled effect floor. UPVC decorative glazed rear window and wall-mounted heated towel rail below. The suite is comprising of a separate shower, pedestal sink, and low-level dual flush WC. Louvre door airing cupboard houses the GCH boiler.

**Rear Utility Lobby - 7' 9" x 2' 9" (2.38m x 0.85m)** Located between the bathroom and the kitchen is a utility lobby which has space and services in place for a washing machine if required. Fully tiled walls and UPVC decorative glazed side window.



## First Floor

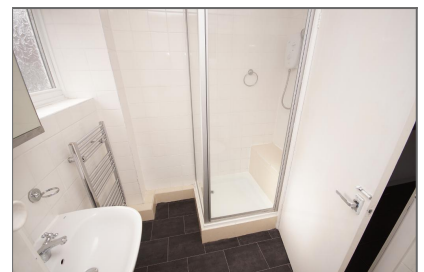
**1st Floor Landing - 23' 9" x 5' 8" (7.24m x 1.73m)** First floor landing with panelled radiator presented to the internal wall and spindle balustrade banister rail continuing up to the second floor.

**Reception Lounge - 17' 2" x 14' 1" (5.25m x 4.3m)** A fantastic size front reception lounge with a bay to the front aspect housing UPVC glazed windows. Coving is fitted throughout at high level with a period style fireplace (for display purposes only) and a panelled radiator presented to the internal wall.

**Kitchen - 13' 11" x 8' 1" (4.25m x 2.47m)** Dining kitchen with wood effect flooring is laid throughout and a panelled radiator presented to the internal wall. A good selection of base and eye level units are fitted throughout with ample space for white good appliances including a freestanding fridge freezer and washing machine. Electric oven with four ring gas hob and extractor hood fitted above. Stainless steel sink and drainer with UPVC glazed rear window.

**Bedroom - 8' 2" x 8' 2" (2.5m x 2.5m)** Great size bedroom situated to the first floor with a panelled radiator and UPVC frost glazed rear window.

**Bathroom - 8' 10" x 5' 4" (2.71m x 1.65m)** Family Size bathroom with fully tiled walls and wood effect flooring laid throughout. UPVC Frost glazed side window and panelled radiator presented to the internal wall. The suite is comprising of a low-level dual flush WC, pedestal sink and a panelled bath with electric shower fitted above.





## Second Floor

**2nd Floor Landing - 9' 3" x 5' 4" (2.84m x 1.65m)** Stairs continue up to the second-floor split level landing with spindle balustrade banister rail and skylight window above.

**Bedroom - 17' 8" x 8' 0" (5.4m x 2.44m)** A great size rear bedroom situated to the second floor with panelled radiator and UPVC glazed rear window. Period style fireplace is fitted (for display purposes only).

**Bedroom - 17' 3" x 14' 2" (5.27m x 4.32m)** A great size double bedroom with period style fireplace (for display purposes only). UPVC glazed rear window and panelled radiator fitted to the internal wall.

## Exterior

**Front Exterior** - This property benefits from its own flagged and paved driveway with ample parking for a family size vehicle.

**Rear Exterior** - The property benefits from a rear courtyard with a raised decking to the immediate rear of the kitchen door which in turn steps down to a flagged and paved terrace and rear gate which gives access onto the public pathway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

We have been advised that:

Council Tax Banding - A  
Local Authority - Sefton Council  
Property is on One Title  
Tenure: Freehold

Please note: marketing photos were taken back in 2020 prior to occupation by tenants, and may not represent the present condition of the property.

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.