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Not to scale. For identification purposes only

- **A 2 bedroomed ground floor purpose built flat. Central heating. Communal gardens.**

Description A vacant 2 bedroomed ground floor purpose built flat within a two storey block which is in need of refurbishment and modernisation. The property benefits from central heating, communal gardens with views overlooking the Leeds/Liverpool Canal. Once modernised the property would be suitable for occupation.

Situated Off the Moorings which in turn is off Southport Road, on a small cul de sac development of mixed houses and apartments within a private and popular residential area and within close proximity to all local amenities.

Flat Hall, Living Room, Kitchen, 2 Bedrooms, Shower Room/WC.

Outside Communal Gardens and Parking Area.

Ground Floor Communal Entrance Hall.