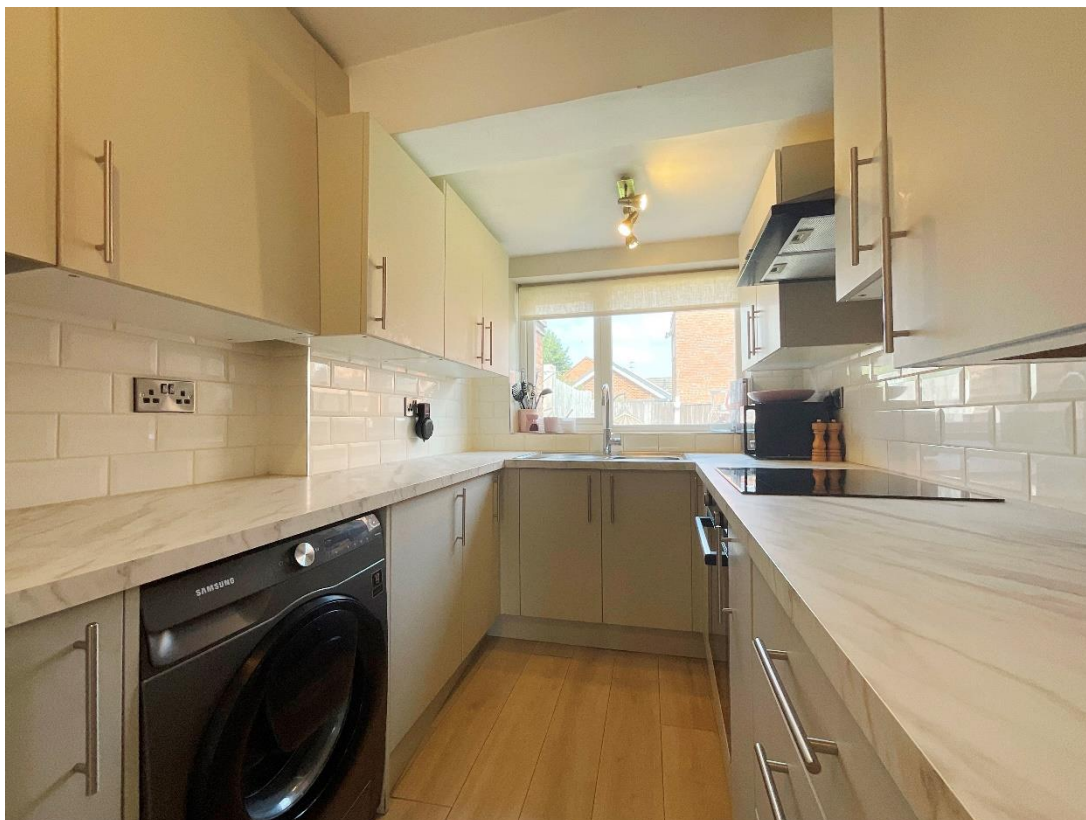




£165,000
Subject to contract



AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this traditional semi-detached house of the 'front doors together' style which, in the opinion of the Agents, offers well presented and attractively proportioned accommodation in a popular residential area of Southport.

The property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, through Living Room and modern fitted Kitchen to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside there are garden areas to the front and rear, the front paved to provide off road parking, the rear arranged with paved patio areas and synthetic lawn.

Lawson Street is a continuation of Warren Road and can also accessed via Devonshire Road, or Scott Street, conveniently placed for access to local shops at Bispham Road. There are a number of schools within the vicinity together with Meols Cop railway station on the Southport/Manchester line.



LAWSON STREET, SOUTHPORT PR9 7QX

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Total area: approx. 67.2 sq. metres (723.8 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Living Room - 6.45m x 3.18m (21'2" x 10'5")

Kitchen - 3.78m x 2.03m (12'5" x 6'8")

First Floor:

Landing

Bedroom 1 - 4.19m x 2.74m (13'9" x 9'0")

Bedroom 2 - 3.61m x 2.51m (11'10" x 8'3")

Bathroom - 2.41m x 2.03m (7'11" x 6'8")

Outside: There are garden areas to the front and rear, the front paved to provide off road parking, the rear arranged with paved patio areas and synthetic lawn.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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