



Offers in Excess of
£135,000
Subject to contract



NO CHAIN - Semi-detached house in need of repair and modernisation yet offering outstanding potential for improvement. Great location for local shops, schools and the railway station on the Southport/Manchester line at Meols Cop. The property offers accommodation comprising Porch, Front Living Room, Kitchen, Inner Hall and Bathroom to the ground floor with two double Bedrooms to the first. There are garden areas to the front and rear of the property, the front incorporating a driveway providing off road parking. The rear garden area has a patio and shaped lawn with a timber built shed and mature borders including an apple tree.

Lawson Street is a continuation of Warren Road but is also accessed via Devonshire Road, 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.



9 LAWSON STREET, SOUTHPORT PR9 7QY

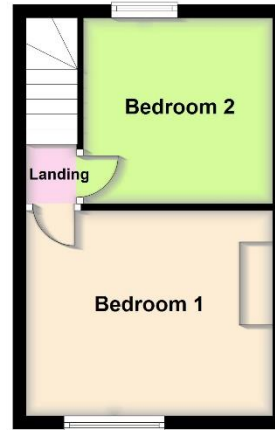
Ground Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 53.9 sq. metres (580.1 sq. feet)



Ground Floor:

Porch

Living Room - 3.73m x 3.71m (12'3" x 12'2")

Kitchen - 3.71m x 2.16m (12'2" x 7'1")

Inner Hall - 1.78m x 1.02m (5'10" x 3'4")

Bathroom - 2.26m x 2.21m (7'5" x 7'3")
including store

First Floor:

Landing

Bedroom 1 - 3.71m x 3.1m (12'2" x 10'2")

Bedroom 2 - 2.84m x 2.82m (9'4" x 9'3")

Outside:

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A

Tenure:

Leasehold for a term of 999 years from the 1st January 1952, subject to an annual ground rent of £3.75.

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.ph>

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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