



-  Semi Detached House
-  'Front Doors Together' Style
-  Two Double Bedrooms

-  Kitchen & Utility Room
-  In Need Of General Updating
-  Inspection Recommended

Price: £140,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is recommended of this well planned, semi detached house of the 'front doors together' style that would be of interest to first time buyers and down sizers alike.

Installed with gas central heating and double glazing the accommodation would benefit from a programme of general updating and briefly comprises: Entrance Vestibule, Hall, through Lounge-Dining Room, Kitchen and Utility to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside, the front and rear gardens are paved for ease of maintenance.

The house is located on Railway Street, between Banastre Road and Duke Street, equidistant from the shops and amenities of Southport town centre and Birkdale Village.



Ground Floor:

Entrance Vestibule

Hall

Through Lounge-Dining Room - 6.78m x 3.2m (22'3" x 10'6")

Kitchen - 3.1m x 2.24m (10'2" x 7'4")

Utility Room - 2.59m x 2.24m (8'6" x 7'4")

First Floor:

Landing

Bedroom 1 - 4.24m x 3.35m (13'11" x 11'0")

Bedroom 2 - 3.33m x 2.57m (10'11" x 8'5")

Bathroom - 3.1m x 2.24m (10'2" x 7'4")

Outside: The front and rear gardens are paved for ease of maintenance.

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>

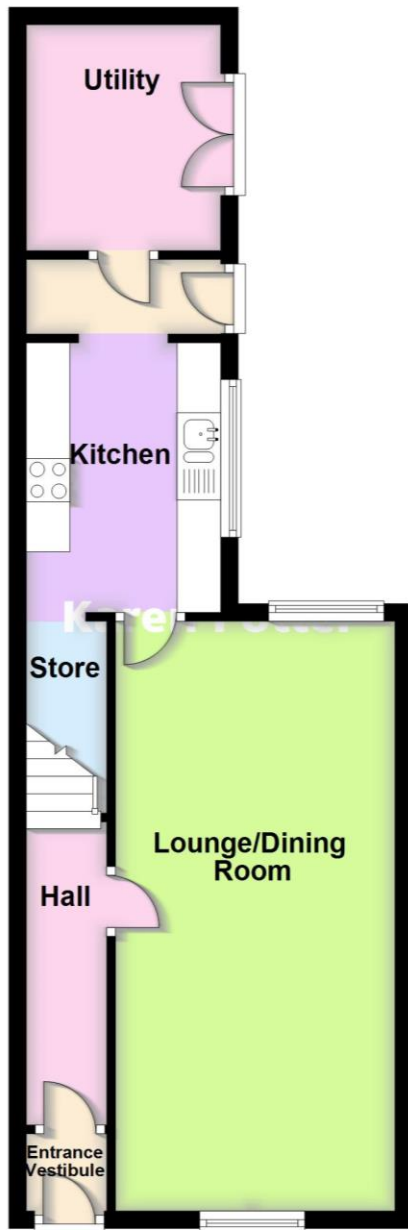
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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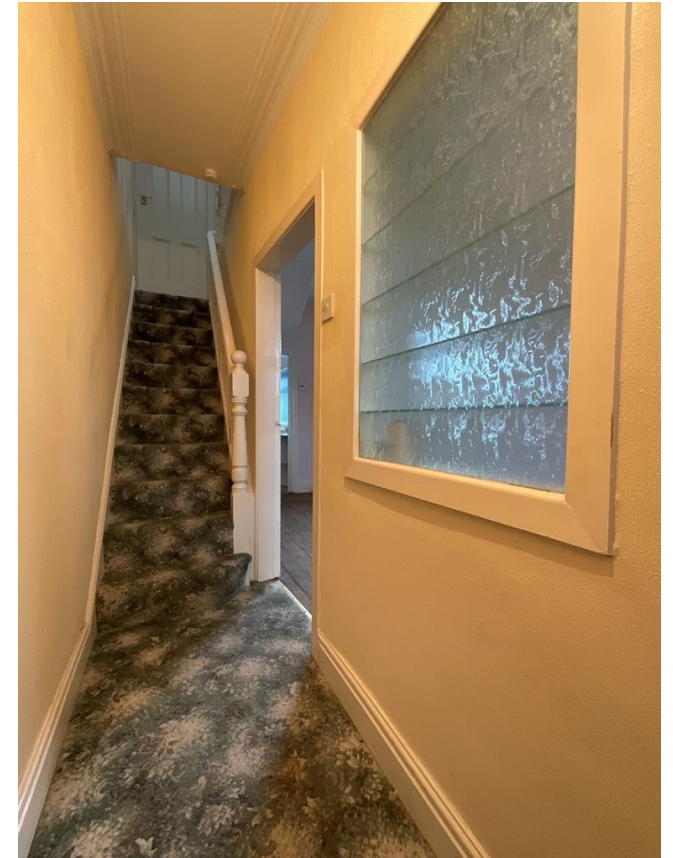
Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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