



Hawkshead Street, Southport, PR9



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2

**£180,000**

- NO ONWARD CHAIN
- Semi-Detached Property
- Tastefully Renovated Throughout
- 2 Reception Rooms
- 3 Bedrooms
- Rear Courtyard & Outbuilding
- Freehold
- EPC rating D





**NO ONWARD CHAIN.** This charming red-brick period property offers a blend of modern living and traditional character. Renovated throughout, the home provides a fresh, stylish interior while still leaving plenty of scope to add your own personal touch.

Inside, you'll find two bright and spacious reception rooms, ideal for both relaxed evenings and entertaining. The heart of the home leads on to a well-appointed kitchen finished with a range of modern units and benefitting a pantry/utility.



Upstairs, the property boasts three well-proportioned bedrooms, each filled with natural light and offering flexible space for family living, guests, or a home office. These are all serviced by a contemporary shower room.

To the front, a generous garden creates an inviting first impression, while the private rear courtyard offers outdoor space along with a useful outbuilding—perfect for storage, hobbies, or potential future development.

Located in a popular residential area close to both Meols Cop retail park, train station and Southport Town Centre itself. With characterful neighboring homes, this property presents an excellent opportunity for buyers seeking a stylish, move-in-ready house with room to grow.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





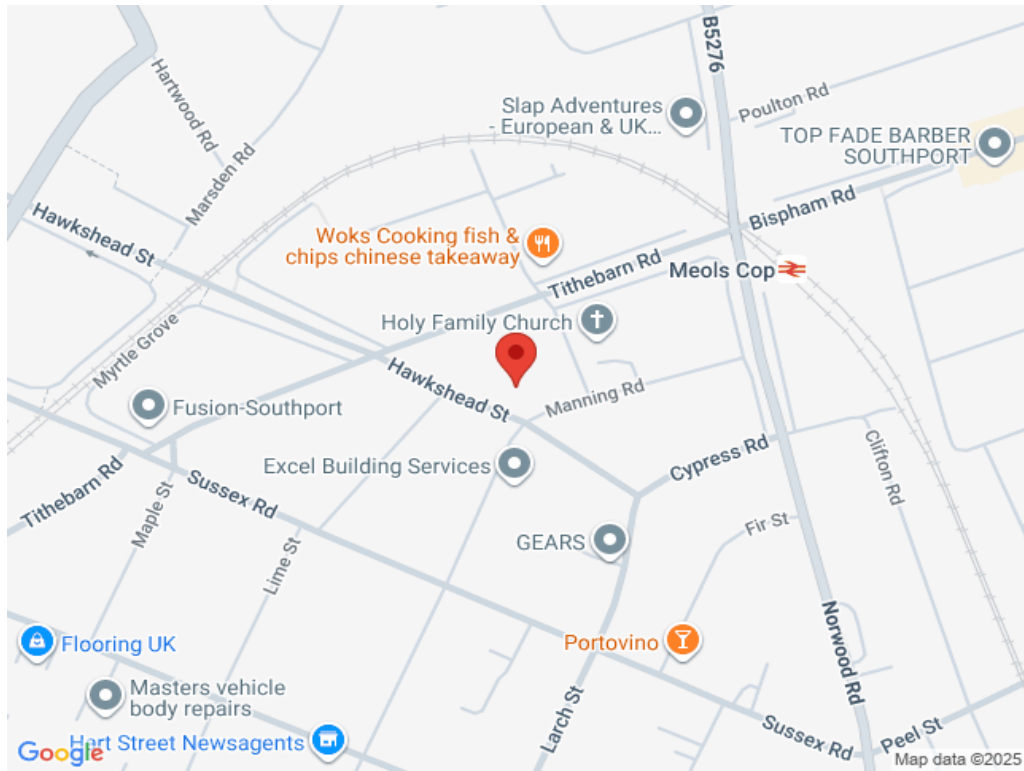


**Ground Floor**



**First Floor**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 78 C      |
| 55-68 | <b>D</b>      | 65 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com