



Rawlinson Road,
Southport, PR9 9NE
Price: £475,000 Subject to Contract

An excellent opportunity to purchase this family house of character which, in the opinion of the Agents, offers well planned, generously proportioned accommodation over three floors, of which an early internal inspection is highly recommended.

The gas centrally heating and double glazed accommodation would benefit from some general updating though offers excellent potential and briefly comprises; Porch, Hall, Cloakroom/WC, Living Room, Lounge, Conservatory and Kitchen/Dining Room to the ground floor with four double bedrooms (Bedroom 1 with En-Suite Shower Room) and family bathroom to the first. There is an additional staircase from the Landing leading to a further two Bedrooms.

Outside, the house stands in mature gardens, the front incorporating off road parking and the rear being a good size and of a south easterly aspect with patio areas, extensive shaped lawn, established borders and a detached, brick built, outhouse.

The property is located in a highly sought after residential area, conveniently placed for access to the many facilities of both Churchtown Shopping Village and the town centre. Hesketh Park is readily accessible and there are a number of primary and secondary schools within the vicinity.

GROUND FLOOR:

RECEPTION HALL

LOUNGE

4.93m into bay x 4.75m (16'2" x 15'7")



LIVING ROOM

5.44m overall x 4.27m (17'10" x 14'0")



KITCHEN/DINING ROOM

6.81m x 3.3m (22'4" x 10'10")



CONSERVATORY

6.12m overall x 3.94m overall (20'1" x 12'11")



CLOAKROOM/WC

1.73m x 1.32m (5'8" x 4'4")

FIRST FLOOR:

BEDROOM 1

5.49m overall x 4.24m (18'0" x 13'11")



EN SUITE

2.01m x 1.88m (6'7" x 6'2")

BEDROOM 2

4.93m x 4.75m (16'2" x 15'7")



BEDROOM 3

3.33m x 3.15m (10'11" x 10'4")



BEDROOM 4

3.63m plus recess x 2.84m (11'11" x 9'4")



OUTSIDE:

The house stands in mature gardens, the front incorporating off road parking and the rear being a good size and of a south easterly aspect with patio areas, extensive shaped lawn and established borders and a detached, brick built, outhouse.





Total area: approx. 233.6 sq. metres (2514.2 sq. feet)

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

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>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	