



**107 Railway Street
Southport, PR8 5BD £175,000
'Subject to Contract'**

Tucked away on Railway Street, just off Duke Street, and within a stone's throw of Southport Town Centre, home to the elegant Lord Street boulevard, a wealth of shops, dining, and commuter links to both Manchester Piccadilly and Liverpool Central, this "doors together" semi-detached family home is a hidden gem. Deceptively spacious, it is offered with vacant possession and no chain delay, a true blank canvas for you to make your own also having recently been decorated throughout with new carpets to the stairs and landing. Inside, you'll find a welcoming front lounge, a separate dining room, and a fitted kitchen that opens onto extensive, mature rear gardens, a standout feature, boasting well-stocked borders, an unexpected rarity so close to the heart of town. Upstairs, two generous double bedrooms and a family bathroom await. Ideal for a range of buyers, from first-time purchasers to those looking to downsize, early viewing is highly recommended!

Enclosed Entrance Vestibule

Composite outer door, tiled flooring, and glazed stained and leaded light inner door leading to...

Entrance Hall

Woodgrain laminate-style flooring and staircase leads to first floor with handrail, coving, and door leading to...

Lounge - 4.42m x 3.94m (14'6" into bay x 12'11" into recess)

Upvc double-glazed bay window to front of property, woodgrain laminate-style flooring, and coving.

Dining Room - 3.56m x 4.11m (11'8" x 13'6" into recess)

Upvc double-glazed window overlooks garden to rear. Partial midway wall panelling incorporating seating/dining area, woodgrain laminate-style flooring continues. Useful book shelving to recess and doorway provides access leading to...

Kitchen: - 3.25m x 2.06m (10'8" x 6'9")

Upvc double-glazed door and window leads to rear garden. Useful cupboard with step down to under-stairs storage, also housing the electric and gas meters and fuse board. Kitchen incorporates a range of white gloss base units with cupboards and drawers, wall cupboards, and working surfaces. One-and-a-half bowl sink unit with mixer tap and drainer. Part wall tiling. Appliances include electric oven with five-burner gas hob, stainless steel splash back, and canopy-style extractor hood above. Fridge/freezer, dishwasher and plumbing for washing machine, and woodgrain laminate-style flooring continues.

Landing

Split-level landing access, with half-landing leading to family bathroom/WC. Steps up to main landing include loft access.

Bedroom One: - 3.81m x 5.13m (12'6" x 16'10" into recess)

Upvc double-glazed window to front, woodgrain laminate-style flooring.

Bedroom 2 - 3.61m x 3.4m (11'10" x 11'2" into recess)

Upvc double-glazed window overlooking rear of property, strip wooden flooring.

Bathroom/WC - 3.23m x 2.06m (10'7" x 6'9")

Upvc double-glazed window. Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin, panel bath with glazed shower screen, mixer tap, and handheld shower attachment. Tiled walls, and cupboard houses the 'Vaillant' combination-style central heated boiler system.

Outside

Flagged access to front is arranged for ease of maintenance, with potential driveway access (Sefton Council consulted and kerb lowered). Off-road parking would then be available for a number of vehicles. Raised flower borders with steps leading up to front entrance. Secure side gated access leads to extensive and mature rear gardens with well-stocked borders, arranged with a number of plants, shrubs, trees, conifer trees, well-screened, and enjoying a sunny southeast-facing orientation.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

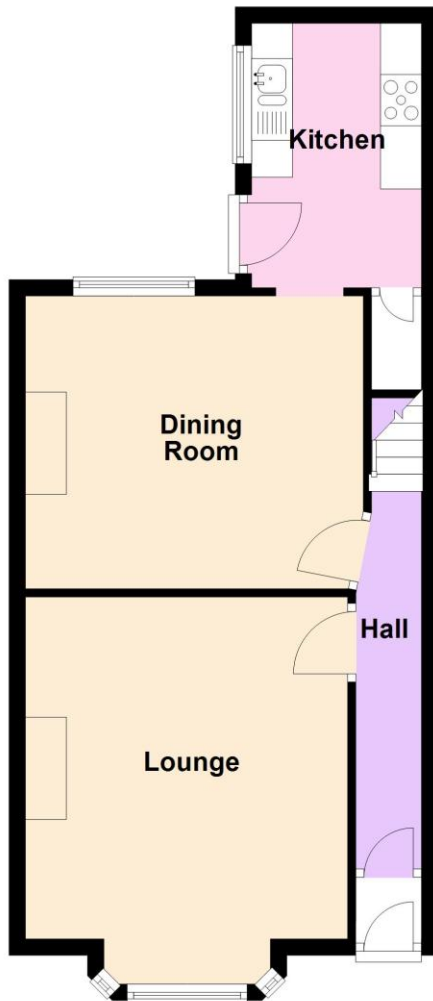
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



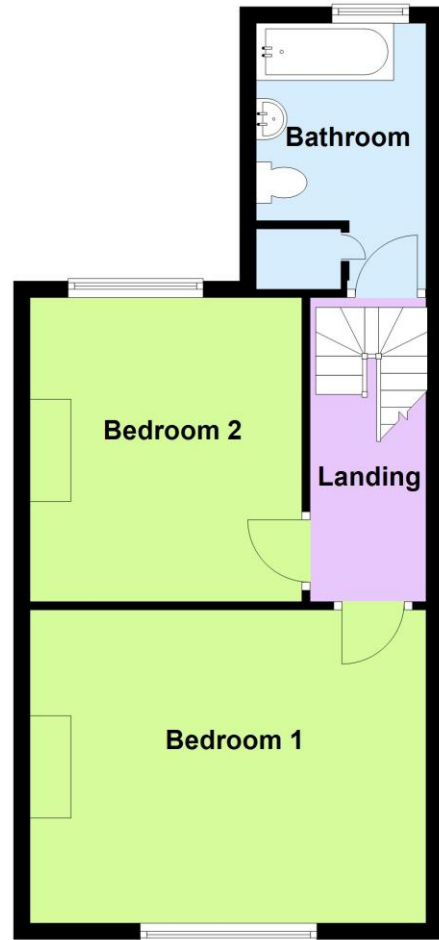
Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 90.1 sq. metres (969.7 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.