7 Hope Street
Southport, PR9 0RW £170,000
'Subject to Contract'

Occupying a convenient location within easy reach of Lord Street and Southport Town Centre, this well-proportioned semi-detached family home enjoys superb access to shops, bars, restaurants, and excellent commuter rail links. The accommodation briefly comprises an entrance hall leading to two generous reception rooms and a rear kitchen, with a courtyard style garden giving access to a substantial outbuilding, ideal as a home office, gym or workshop. To the first floor, there are three bedrooms, served by a family bathroom suite, and outside the front provides off-road parking for multiple vehicles. Ideal for first-time buyers, young families or downsizers alike, an early internal inspection is highly recommended.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall
Upvc double-glazed entrance door leads to entrance hall with laminate-style flooring and hanging space to one wall. Stairs provide access to the first floor with handrail and newel post. Inner door leads to dining room.

Lounge - 3.78m x 3.66m (12'5" x 12'0" into recess)
Upvc double-glazed window to front, display recess to chimney breast with wooden fire surround including exposed brick interior, wall light points and door leading back to entrance hall. Archway provides open-plan access leading to…
.
Dining Room - 4.09m x 3.81m (13'5" x 12'6" into recess)
Upvc double-glazed window, wall light points and doorway leads to….

Kitchen - 2.64m x 2.67m (8'8" x 8'9")
Upvc double-glazed door and window provide access to the rear courtyard-style garden and adjoining outbuilding. Wall-mounted combination-style central heating boiler system. Kitchen comprises base units including cupboards and drawers, wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and drainer. Electric oven with four-ring ceramic-style hob, plumbing for washing machine and space for freestanding fridge freezer. Part wall tiling.

First Floor Landing
Split-level landing with loft access point.

Bedroom 1 - 4.11m x 3.17m (13'6"into recess x 10'5" into recess)
Upvc double-glazed window.

Bedroom 2 - 3.84m x 3.15m (12'7" x 10'4" into recess)
Upvc double-glazed window.

Bedroom 3 - 2.77m x 2.21m (9'1" x 7'3")
Upvc double-glazed window.

Bathroom/WC - 2.62m x 2.64m (8'7" x 8'8")
Opaque Upvc double-glazed window. Three-piece white suite comprising low-level WC, pedestal wash-hand basin and panelled bath with Triton electric shower unit.

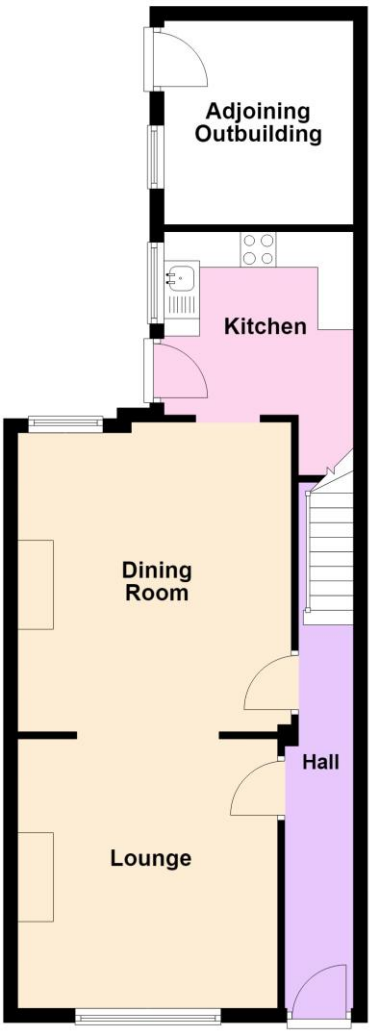
Outside - 2.74m x 2.84m (9'0" x 9'4")
A flagged driveway provides generous off-road parking for numerous vehicles, with secure side-gated access leading through to an enclosed rear courtyard and a useful adjoining brick-built outbuilding. The outbuilding offers excellent versatility and would be ideal for use as a home office, measuring approximately 2.74m x 2.84m (9'0" x 9'4"). It benefits from electric lighting and power, along with a Upvc double-glazed door and window. The enclosed rear courtyard is designed for ease of maintenance and further benefits from an external water tap.

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.

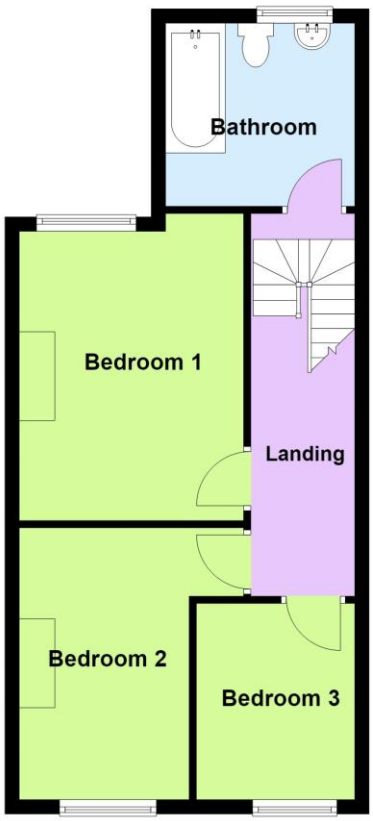
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 99.1 sq. metres (1066.7 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.