



**2 Johnson Street  
Southport, PR9 0BQ £225,000  
'Subject to Contract'**

Nestled in the vibrant heart of Southport Town Centre, this charming three-bedroom cottage-style property presents a unique opportunity to acquire a home of character and convenience. Perfectly positioned just moments from the bustling historic Lord Street with its eclectic mix of shops, restaurants, and bars, and within easy reach of the Marine Lake, Southport Promenade, and the seafront, the location offers a lifestyle that blends leisure with practicality. Beautifully presented throughout, the accommodation is arranged with versatility in mind. The ground floor features a selection of welcoming reception rooms, a well-appointed five piece bathroom, and open plan breakfast kitchen, perfect for entertaining with direct access to a private courtyard-style garden, ideal for relaxing or entertaining. To the first floor are three generously sized bedrooms, complemented by a further modern shower room/WC. The standout feature of this home is the elevated patio terrace accessed off bedroom 3, providing a unique and peaceful outdoor space overlooking a tucked away hamlet to the rear! Additional benefits include parking to the front, ensuring both comfort and convenience for town centre living together with option to apply for a parking permit via Sefton Council for added convenience. Rarely do properties of this style and setting come to market, making early viewing highly recommended.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Entrance Porch

Feature Upvc double glazed window and entrance door with cathedral style entrance porch including vaulted ceiling. Upvc double glazed windows and light point. Inner door with glazed and leaded light insert leads to...

## Lounge - 5.41m x 3.89m (17'9" x 12'9")

Upvc double glazed window to front. Stairs to first floor with handrail, spindles and newel post. Cupboard to under stairs. Electric fire with sandstone fire surround interior and hearth. Wall light points and glazed inner door leads to...

## Living Room/ Dining Area - 3.51m x 5.18m (11'6" x 17'0" overall)

Upvc double glazed window to side, coal effect electric fire with sandstone interior, hearth and surround. Wall light points, living room open plan with dining area including Jack arch to breakfast kitchen, door to under stairs storage cupboard and separate glazed inner door leading to...

## Ground Floor Bathroom - 2.51m x 1.91m (8'3" x 6'3")

Five piece modern white suite including corner low level WC, bidet, vanity wash hand basin with mixer tap and cupboards below, claw and ball foot slipper style bath with mixer tap and telephone style shower attachment. Corner step in shower enclosure with triton electric shower, tiled walls and flooring, extractor and recessed spotlighting.

## Breakfast Kitchen - 3.99m x 2.92m (13'1" x 9'7")

Range of base units with cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar and part wall tiling. One and half bowl sink unit with mixer tap and drainer. Recessed spotlighting, Upvc double glazed door and windows to rear courtyard and tiled flooring.

## First Floor Landing

### Bedroom 1 - 3.91m x 3.18m (12'10" x 10'5" into door recess)

Upvc double glazed window.

### Bedroom 2 - 3.61m x 2.29m (11'10" x 7'6" excluding entry door recess)

Upvc double glazed window. Wall mounted 'Ideal' gas central heating boiler.

### Shower Room - 2.69m x 2.34m (8'10" x 7'8" Into shower recess)

Upvc double glazed window, three piece white suite comprising of low level WC, pedestal wash hand basin, recess with step in shower enclosure, glazed shower door and plumbed in thermostatic shower unit. Ladder style heated towel rail, built in over stairs linen cupboard, tiled walls and extractor.

### Bedroom 3 - 2.51m x 2.84m (8'3" x 9'4")

Upvc double glazed door and step leading up to a peaceful raised terrace, a hidden gem with timber decking providing the perfect outside retreat for entertaining with wrought iron railings and approximately measuring 13'10" x 17'11"

## Outside

Enclosed courtyard style frontage with crazy paved patio, raised borders with plants and shrubs. Parking is available for one vehicle accessed off Bath Street North and leading to Gordon Street. The rear garden is a courtyard with right of way access from the ginnel at the rear arranged for ease of maintenance with York stone patio and walls, private gated.

## Council Tax

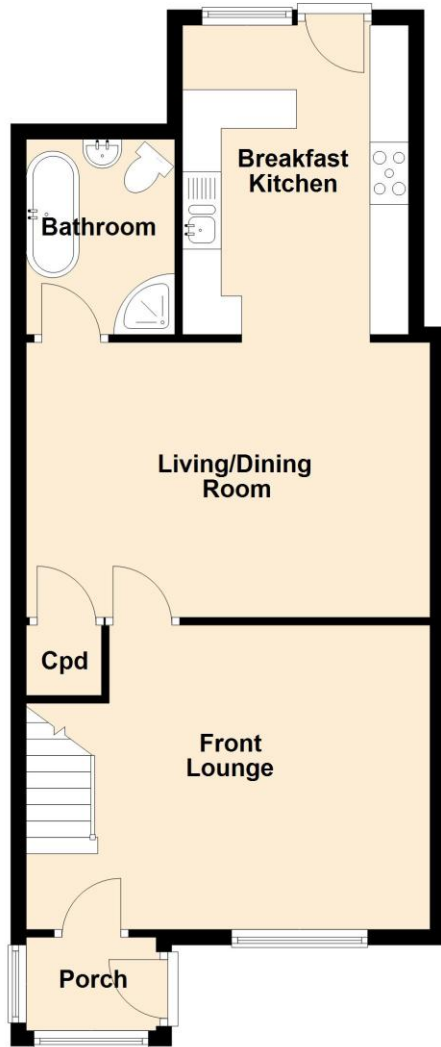
Sefton MBC band B

## Tenure

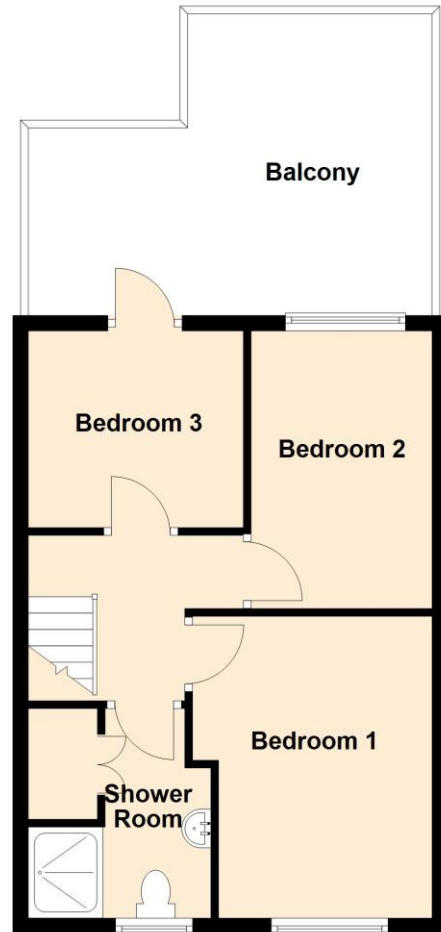
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.