



**4 Hope Street
Southport, PR9 0RW Offers in the region
of £175,000**

'Subject to Contract'

Tucked away right in the heart of Southport's vibrant town centre, this charming, semi-detached two-bedroom cottage-style property offers the perfect blend of character and convenience. Just steps from Lord Street's bustling shops, restaurants, and nightlife, this home is ideally positioned for enjoying everything the town has to offer, as well as easy rail links to Liverpool Central and Manchester Piccadilly. Inside, the property is thoughtfully laid out for modern living and entertaining. An open-plan lounge flows seamlessly into a dining area, complemented by a ground floor kitchen and bathroom with WC. Upstairs, two generous double bedrooms offer cozy retreats. Outside, there's off-road parking for two vehicles and permit parking available, while the private enclosed rear garden, complete with patio and lawn, provides a perfect, well-screened oasis also offering further benefit of an added adjoining store. In short, this delightful property combines a sought-after location with cottage charm and modern convenience, a true gem in the heart of Southport.

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 Hall

Upvc double glazed entrance door leading to entrance hall with turn stairs leading to first floor. Doorway leads to dining room.

Lounge - 3.18m x 3.43m (10'5" x 11'3" into recess)

Upvc double glazed window to front, painted brick fireplace with stone hearth and wooden mantle piece. Picture rail and square archway leading to...



Dining Room - 3.18m x 3.61m (10'5" x 11'10" into recess)

Glazed window with glazed leaded light transoms overlooking the gardens. Picture rail, display recess including shelving and doorway leads to...



Kitchen - 2.87m x 2.13m (9'5" x 7'0")

Upvc double glazed window and door leads to rear garden. Cupboard access to under stairs. Kitchen includes a range of built in base units with cupboards and drawers, wall and glazed China cupboards, working surfaces and single bowl sink unit with mixer tap and drainer. Appliances include electric oven with four ring induction hob and there is plumbing for washing machine and further space for free standing fridge freezer. Door leads to...



Ground Floor Bathroom/WC - 2.51m x 1.88m (8'3" x 6'2")

Upvc double glazed window to side, three-piece white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and panelled bath with folded shower screen, thermostatic shower and part wall tiling. Ladder style heated towel rail to one wall.



First Floor Landing

Loft access.

Bedroom 1 - 3.15m x 4.6m (10'4" x 15'1" to rear of wardrobes into recess)

Two Upvc double glazed windows overlooking front, fitted wardrobes with vanity mirrored frontage, fire surround to chimney breast.

Bedroom 2 - 3.18m x 2.82m (10'5" x 9'3" into recess)

Upvc double glazed window overlooks rear of property, fitted cupboard to recess also housing the combination style central heated boiler system.



Outside

Flagged driveway access to front provides off road parking for 2 vehicles, there is also permit parking available to Hope Street. Flagged patio to rear leads to adjoining outbuilding/ store and enclosed garden. The rear garden is private, well screened via conifers and includes access to a timber shed.

Council Tax

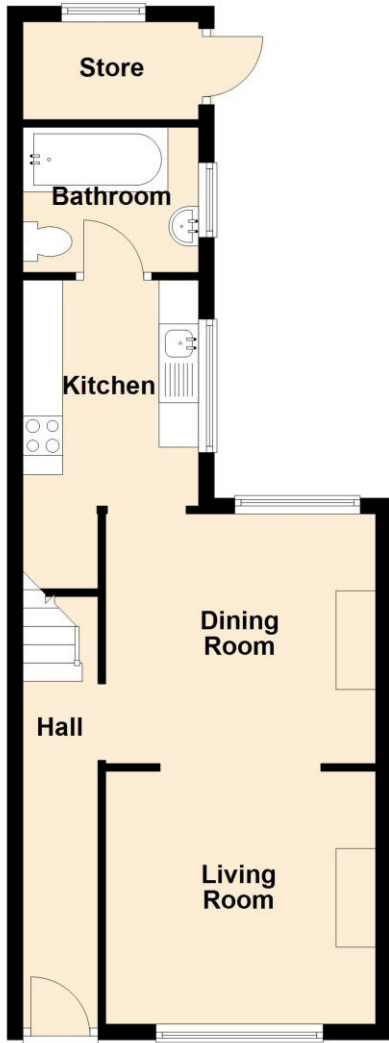
Sefton MBC band A.

Tenure

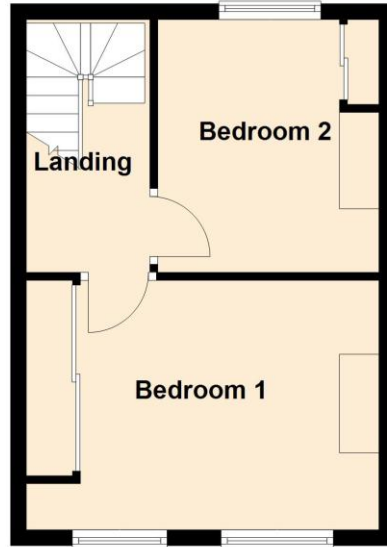
Freehold.




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.