



18 Railway Terrace
Southport, PR8 1JL, £195,000
'Subject to Contract'

Tucked away in a cul-de-sac in central Southport, this charming three-bedroom semi-detached home offers a prime location near historic Lord Street, with its vibrant array of restaurants, shops, and amenities. You'll also enjoy proximity to Birkdale Village and excellent commuter links, including the Southport to Liverpool Central and Southport to Piccadilly lines. The home opens with an entrance vestibule leading to a welcoming hall. The open-plan lounge and dining room create a perfect space for entertaining, while the modern breakfast kitchen, with integrated appliances, completes the ground floor. Upstairs, three bedrooms are served by a well-appointed shower room with WC. Outside, the front provides ample off-road parking, and a wide side access leads to a private courtyard garden to the rear, which is not overlooked. Early viewing is highly recommended, as this property suits a wide range of buyers, from first-time purchasers to those looking to downsize.

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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

Open Entrance Vestibule

Upvc double-glazed inner door leading to...

Entrance Hall

Staircase to first floor with handrail, plate rail, wall light points, and door leads to dining room.

Dining Room - 3.76m x 4.01m (12'4" x 13'2" into recess)

Upvc double-glazed sliding patio doors provide access to courtyard at the rear. Stripped wooden flooring and picture rail. Door leads to kitchen, and further archway provides open-plan access leading seamlessly through to...

Lounge - 4.44m x 3.84m (14'7" into bay x 12'7" into recess)

Upvc double-glazed bay window to front of property. Stove-effect gas fire over slate hearth inset to chimney breast. Stripped wooden flooring continues, picture rail, and wall light points.

Breakfast Kitchen - 3.91m x 2.18m (12'10" x 7'2")

Upvc double-glazed window and door leads to courtyard garden at the rear. Shaker-style base units include cupboards and drawers, with wall cupboards, glazed china cupboards, and working surfaces. One and a half bowl sink unit with mixer tap and part wall tiling. Appliances include electric oven with four-ring gas hob, stainless steel splash back, and funnel-style extractor hood above. Breakfast bar built into working surfaces. Plumbing is available for washing machine and further space including recess for tumble dryer; separate space for freestanding fridge/freezer. Cupboard to understairs houses the electrical meters, and close-board panelled ceiling with recessed spot lighting and tiled flooring complete the kitchen.

First Floor Landing

Upvc double-glazed window, loft access, and recessed spot lighting.

Bedroom 1 - 3.63m x 2.49m (11'11" x 8'2" excluding entry door recess)

Upvc double-glazed window, stripped wooden flooring, and fitted wardrobes with hanging space, shelving, and recessed spot lighting overhead. Inset illuminated glazed wall shelving to one wall and kneehole dressing table and drawers.

Bedroom 2 - 2.21m x 3.45m (7'3" x 11'4" o rear of wardrobes)

Upvc double-glazed window overlooks rear of property. Fitted wardrobes incorporate vanity sliding doors, hanging space, and shelving. Woodgrain laminate-style flooring.

Bedroom 3: - 2.72m x 2.08m (8'11" x 6'10")

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

Shower Room/WC - 3.4m x 1.37m (11'2" into recess x 4'6")

Upvc double-glazed window, three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap, tiled splash back, and step-in shower enclosure with plumbed-in overhead shower and handheld shower attachment. Part wall tiling with ladder-style chrome heated towel rail, tiled flooring, and close panelling to ceiling with recessed spot lighting.

Outside

Tucked away to a block-paved driveway to front, off-road parking is available for numerous vehicles with side generous gated access leading to courtyard rear garden arranged with Indian stone patio and raised seating area, all arranged for ease of maintenance and not directly overlooked with external water tap and timber garden shed.

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. 50.5 sq. metres (543.6 sq. feet)



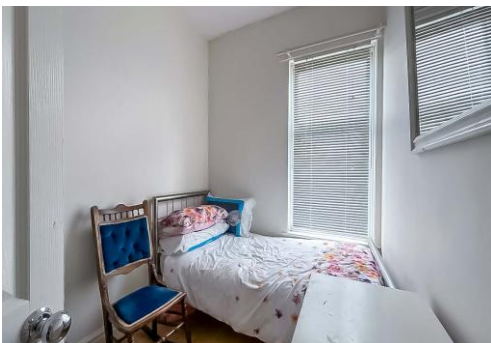
First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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