



**20, Railway Terrace,
Southport, PR8 1JL
£198,000 Subject to Contract**

An early inspection is recommended to appreciate the accommodation and location of the semi detached house. Installed with gas central heating and upvc double glazing, the accommodation briefly includes; entrance hall, a through lounge and dining room, fitted kitchen. On the first floor there ere three, good sized bedrooms and a family bathroom. There is off road parking at the front for a number of vehicles and a courtyard garden enjoying a sunny aspect. The property is conveniently situated for the nearby Town Centre amenities.

Enclosed Vestibule

UPVC outer door with double glazed insert. Glazed inner door to...

Entrance Hall

Stairs to the first floor.

Through Lounge/Dining Room - 7.44m x 3.89m (24'5" x 12'9")

Illuminated, hole in the wall display recess. UPVC double glazed windows to both the front and rear. Useful under stairs storage cupboard.

Kitchen - 3.66m x 2.39m (12'0" x 7'10")

UPVC double glazed side window with single drainer, 1 1/2 bowl, stainless steel sink unit with mixer tap below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Four ring induction hob with cooker hood above and electric oven below, plumbing for washing machine and space for tall, fridge freezer. Wall mounted 'Ariston' gas central heating boiler. Recessed spotlights, UPVC double glazed door to outside.

First Floor Landing

A pull down ladder provides access to the partially boarded loft area providing excellent storage and installed with a light.

Bedroom 1 - 2.74m x 4.67m (9'0" x 15'4")

UPVC double glazed windows.

Bedroom 2 - 3.4m x 2.79m (11'2" x 9'2")

UPVC double glazed window

Bedroom 3 - 3.68m x 2.39m (12'1" x 7'10")

UPVC double glazed window.

Bathroom - 1.7m x 3.35m (5'7" x 11'0")

White suite including twin grip panel bath with electric shower above, pedestal wash hand basin, low level WC. Part tiled walls, electric shaver point, recessed spotlights, UPVC double glazed window.

Outside

Established gardens to the front and rear with paved parking to the front for several vehicles, courtyard style rear garden is extensively paved for ease of maintenance and enjoys a sunny aspect, planned with shed, borders and a covered sitting area.

Tenure

Freehold

Council Tax

Sefton MBC Band B

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



EPC



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