



**40 Hawesside Street, Southport, PR9 0TN**

**£170,000**

**Subject to Contract**

This centrally heated and double-glazed detached house is very conveniently situated, just a short distance away from the facilities at Chapel Street, Lord Street and the Southport Town Centre. The accommodation briefly includes; Entrance Hall, Cloak Room, Front Lounge, Rear Lounge, Kitchen, there are three bedrooms and a Shower Room to the First Floor. There are established gardens to the front and rear.

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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

## Enclosed Vestibule

## Entrance Hall

Stairs to the First Floor.

## Cloak Room

Wash hand basin, low level WC.

## Front Lounge - 4.62m into bay x 3.78m (15'2" into bay x 12'5")

Living flame gas fire and surround, UPVC double-glazed bay window.

## Rear Lounge - 4.75m x 3.43m (15'7" x 11'3")

UPVC double-glazed windows and French door leading to the rear garden.

## Kitchen - 2.82m x 2.24m (9'3" x 7'4")

UPVC double-glazed window with single drainer one and a half bowl sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces, mid-way wall tiling. Four-ring gas hob with cooker hood above and electric oven below. Plumbing for washing machine. Cupboard housing 'Worcester' central heating boiler.

## First Floor

## Bedroom 1 - 4.93m into bay x 3.48m into recess (16'2" into bay x 11'5" into recess)

UPVC double-glazed bay window.

## Bedroom 2 - 3.99m x 3.45m (13'1" x 11'4")

UPVC double-glazed window.

## Bedroom 3 - 2.59m x 2.26m (8'6" x 7'5")

UPVC double-glazed window.

## Shower Room - 2.77m x 2.31m (9'1" x 7'7")

Step-in shower enclosure with 'Mira' shower, pedestal wash hand basin, low level WC, part-wall tiling.

## Outside

Enclosed, easily managed gardens to both the front and rear.

## Council Tax

Sefton MBC Band C.

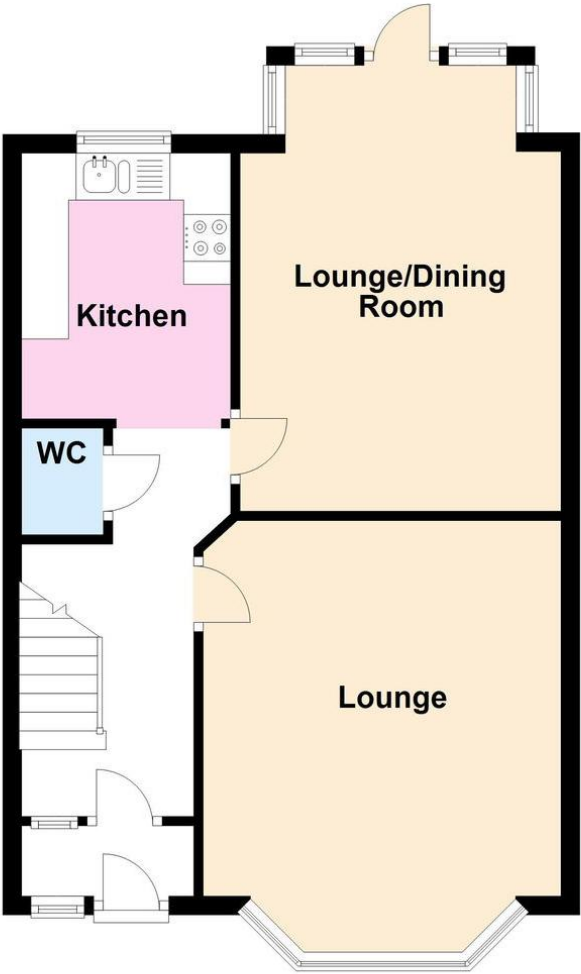
## Tenure

Freehold.

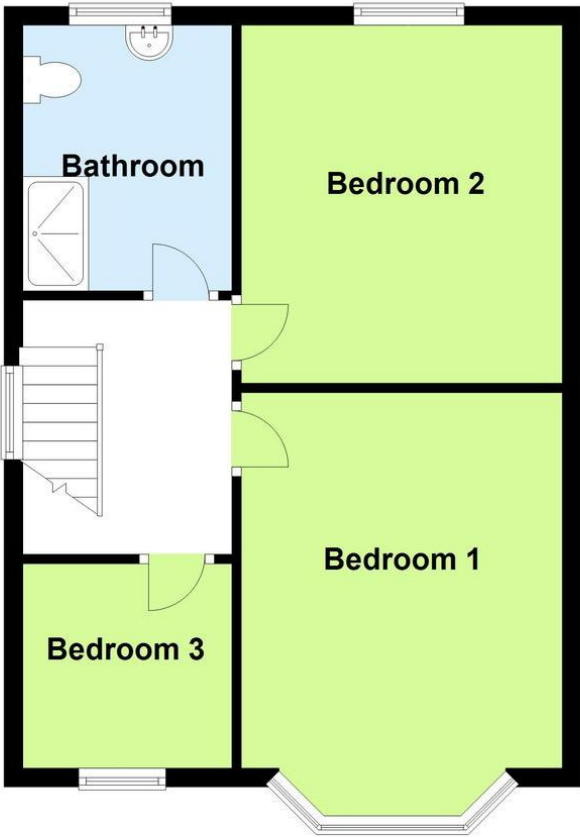




Ground Floor



First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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