



**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.

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.

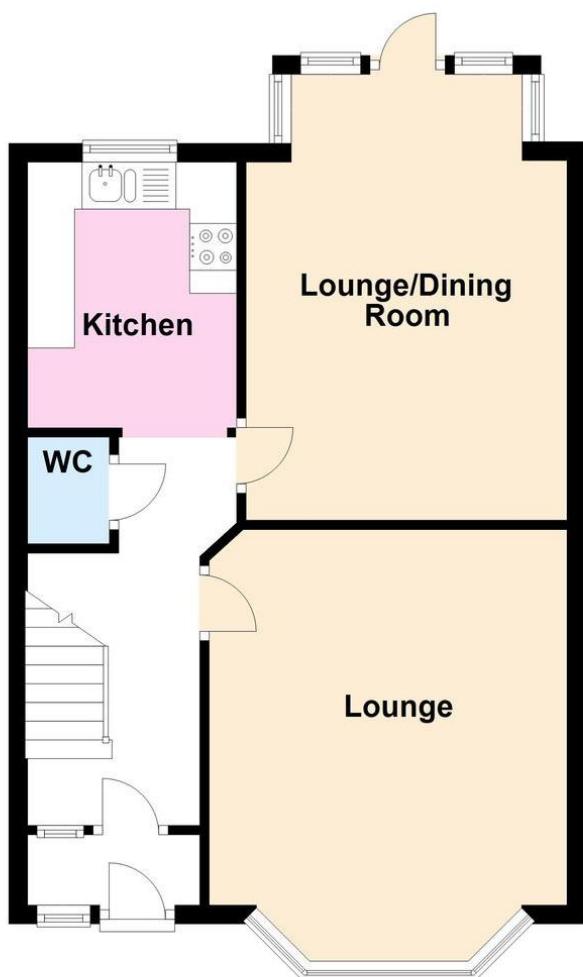
Council Tax

Sefton MBC Band C.

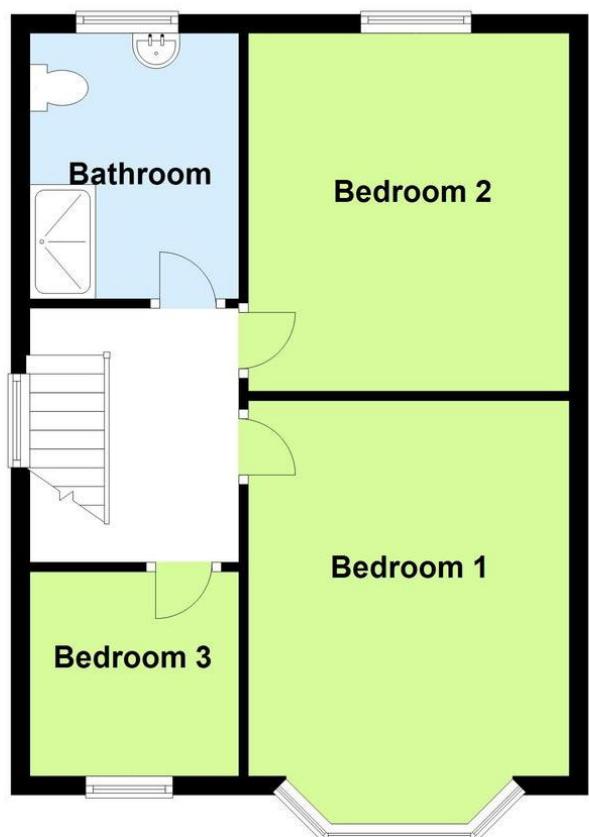
Tenure

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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