



Hope Street, Southport PR9 0RW

- 🏠 **Semi-Detached House**
- 🏠 **Three Bedrooms (potential for four Bedrooms)**
- 🏠 **Two Reception Rooms**
- 🏠 **Front Doors Together Style**
- 🏠 **Extended to the rear**
- 🏠 **Bathroom & Shower Room**

NO CHAIN - A particularly attractive, extended semi-detached house offering deceptively spacious accommodation with the benefit of a rear Living Room which could be used as a ground floor Bedroom with en suite Shower Room.

The property is installed with gas central heating and extensive upvc double glazing, briefly comprising Hall, Through Lounge, Fitted Kitchen, Rear Living Room overlooking the rear garden (which could be used as a Bedroom) and Shower Room/wc off to the ground floor. To the first floor there are three Bedrooms and Bathroom with four piece suite. Outside there is a charming rear patio garden which has been planned for ease of maintenance.

Hope Street is located off Mount Street which, in turn, runs off Sussex Road and is convenient for access to the many amenities of Southport town centre.

Price: £139,950 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR: HALL laminate flooring, upvc double glazed entrance door, coved ceiling.

THROUGH LOUNGE 26' 3" x 10' 11" (8m x 3.33m) laminate flooring, upvc double glazed square bay window to the front, meter and storage cupboards, coved ceiling, single glazed window to the rear.

FITTED KITCHEN 22' 2" x 6' 10" (6.76m x 2.08m) (varying and average measurements) - plus recess, with a range of fittings comprising base units of cupboards and drawers, wall units to accord, contoured working surfaces, part tiled walls, electric oven, four burner gas hob, plumbing for a washing machine and dishwasher, space for a dryer and fridge/freezer, two upvc double glazed windows to the side and single glazed window to the rear. coved ceiling, under stairs storage area, inset one and a half bowl stainless steel sink unit with mixer tap, door to the side, tiled floor.

REAR LIVING ROOM/BEDROOM 13' 10" x 10' 11" (4.22m x 3.33m) laminate flooring, upvc double glazed window to the rear, upvc double glazed sliding patio door to the rear garden, shelving, door to:-

SHOWER ROOM/WC tiled floor, white shower cubicle and pedestal wash basin, part tiled walls, chrome heated towel rail, part tiled walls, door to separate wc with tiled floor, part tiled walls and upvc double glazed window to the rear.

FIRST FLOOR: LANDING



REAR BEDROOM 1 9' 4" x 7' 2" (2.84m x 2.18m) (varying and average measurements) upvc double glazed window to the rear.

FRONT BEDROOM 2 10' 6" x 8' 9" (3.2m x 2.67m) (varying and average measurements) upvc double glazed window to the front.

FRONT BEDROOM 3 7' 5" x 5' 8" (2.26m x 1.73m) (varying and average measurements) upvc double glazed window to the front.

BATHROOM 12' 1" x 6' 10" (3.68m x 2.08m) (varying and average measurements) white four piece suite comprising corner bath, shower cubicle, low level wc, pedestal wash basin, upvc double glazed window to the side, part tiled walls, cupboard housing Worcester gas central heating boiler.

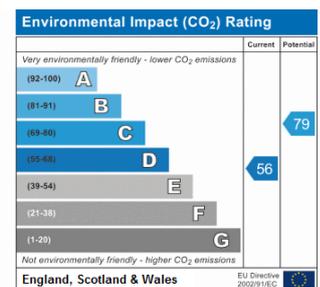
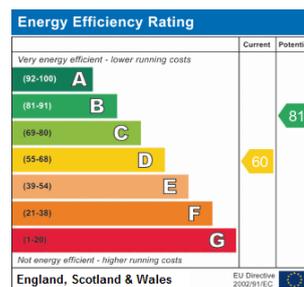
OUTSIDE: There are garden areas to the front and rear, the rear planned for ease of maintenance with two paved patios, timber decking, timber garden shed and brick barbecue. The front provides a small hard standing (please note the adjacent pavement has not been modified with a formal vehicular crossing).



Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

Tenure: Freehold.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.
© 2018 All Rights Reserved



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out.
FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 18/05/2018