



**4 Hope Street
Southport, PR9 0RW
£169,000**

'Subject to Contract'

Tucked away right in the heart of Southport's vibrant town centre, this charming, semi-detached two-bedroom cottage-style property offers the perfect blend of character and convenience. Just steps from Lord Street's bustling shops, restaurants, and nightlife, this home is ideally positioned for enjoying everything the town has to offer, as well as easy rail links to Liverpool Central and Manchester Piccadilly. Inside, the property is thoughtfully laid out for modern living and entertaining. An open-plan lounge flows seamlessly into a dining area, complemented by a ground floor kitchen and bathroom with WC. Upstairs, two generous double bedrooms offer cozy retreats. Outside, there's off-road parking for two vehicles and permit parking available, while the private enclosed rear garden, complete with patio and lawn, provides a perfect, well-screened oasis also offering further benefit of an added adjoining store. In short, this delightful property combines a sought-after location with cottage charm and modern convenience, a true gem in the heart of Southport.

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Southport's Estate Agent

Entrance Hall

Upvc double glazed entrance door leading to entrance hall with turn stairs leading to first floor. Doorway leads to dining room.

Lounge - 3.18m x 3.43m (10'5" x 11'3" into recess)

Upvc double glazed window to front, painted brick fireplace with stone hearth and wooden mantle piece. Picture rail and square archway leading to...



Dining Room - 3.18m x 3.61m (10'5" x 11'10" into recess)

Glazed window with glazed leaded light transoms overlooking the gardens. Picture rail, display recess including shelving and doorway leads to...



Kitchen - 2.87m x 2.13m (9'5" x 7'0")

Upvc double glazed window and door leads to rear garden. Cupboard access to under stairs. Kitchen includes a range of built in base units with cupboards and drawers, wall and glazed China cupboards, working surfaces and single bowl sink unit with mixer tap and drainer. Appliances include electric oven with four ring induction hob and there is plumbing for washing machine and further space for free standing fridge freezer. Door leads to...



Ground Floor Bathroom/WC - 2.51m x 1.88m (8'3" x 6'2")

Upvc double glazed window to side, three-piece white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and panelled bath with folded shower screen, thermostatic shower and part wall tiling. Ladder style heated towel rail to one wall.



First Floor Landing

Loft access.

Bedroom 1 - 3.15m x 4.6m (10'4" x 15'1" to rear of wardrobes into recess)

Two Upvc double glazed windows overlooking front, fitted wardrobes with vanity mirrored frontage, fire surround to chimney breast.



Bedroom 2 - 3.18m x 2.82m (10'5" x 9'3" into recess)

Upvc double glazed window overlooks rear of property, fitted cupboard to recess also housing the combination style central heated boiler system.



Outside

Flagged driveway access to front provides off road parking for 2 vehicles, there is also permit parking available to Hope Street. Flagged patio to rear leads to adjoining outbuilding/ store and enclosed garden. The rear garden is private, well screened via conifers and includes access to a timber shed.

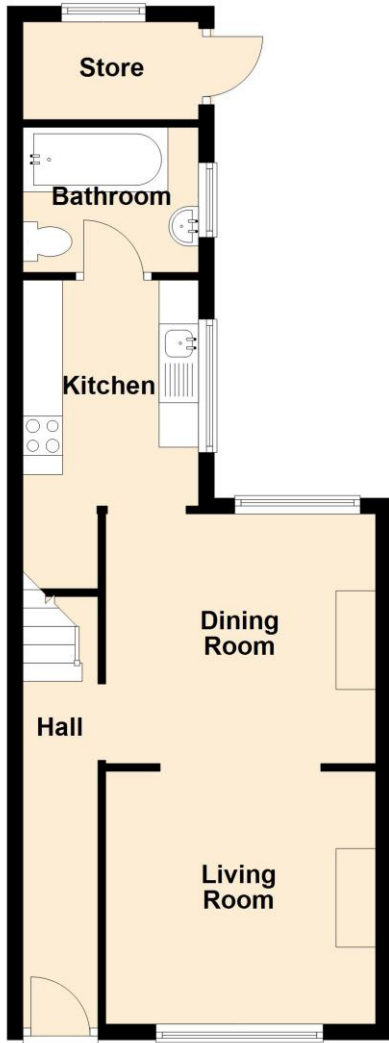
Council Tax

Sefton MBC band A.

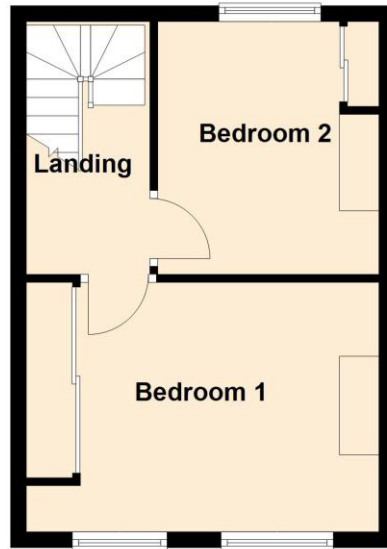
Tenure


Freehold.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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