



2 Johnson Street, Southport, PR9 0BQ

Offers In Excess Of £250,000

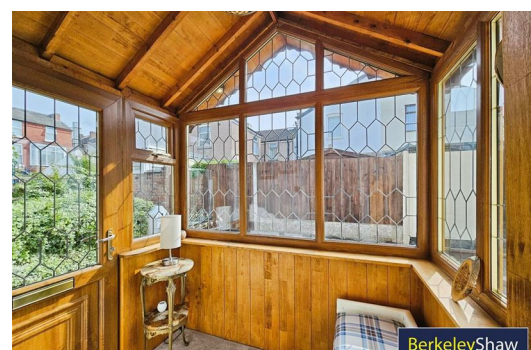
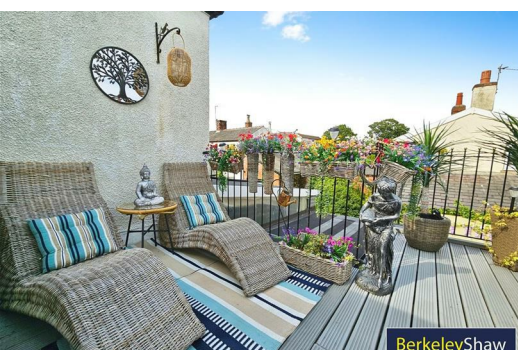
Berkeley Shaw are delighted to bring to the market this well-presented spacious semi-detached property situated in a popular and well established residential area.

This home boasts a sun-catching first floor terrace and a ground floor courtyard, ideal for those who enjoy al fresco dining. One parking space is available to the front of the property, ensuring that you never have to worry about finding a parking spot after a long day out.

Internally, you are met with an entrance porch, living room, dining room/snug, a family bathroom with a free-standing bath with a separate shower cubicle and naturally lit kitchen that benefits from a breakfast area. On the first floor, there are three double bedrooms and a modern shower room providing ample space for you to relax and unwind. There is gas central heating throughout the property.

Situated in a popular location close to the picturesque Southport seaside town, you'll have easy access to all the amenities and attractions this vibrant area has to offer. Whether you fancy a leisurely stroll to the nearby shops or a relaxing day by the seaside, this property provides the ideal base for you to enjoy the best of Southport.

Don't miss out on this fantastic opportunity to own a property in such a sought-after area. Contact us today to arrange a viewing and take the first step towards making this wonderful home your own.



Entrance Porch

Living Room

Dining Room

Bathroom

Kitchen

Courtyard

Bedroom

Bedroom

Bedroom

Shower Room

Terrace

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 72 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 56 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

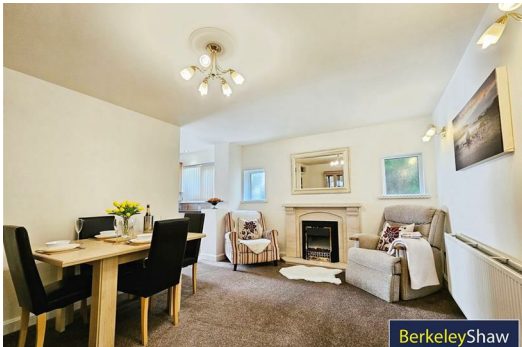
| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



TOTAL FLOOR AREA: 1238 sq ft (115.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The architect, surveyor and agent are not to be held responsible and no guarantee as to their accuracy or efficiency can be given.

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