



## 11 Railway Street, PR8 5BB

£695 PCM

Welcome to this charming ONE BEDROOM House TO LET on Railway Street in the picturesque town of Southport. This delightful house boasts a cosy reception room, perfect for relaxing after a long day. With one spacious bedroom, this property offers a comfortable living space ideal for individuals or couples looking for a new home.

The house features a well-maintained bathroom, ensuring convenience and privacy for the residents. Stay warm and toasty throughout the year with the central heating system, a true luxury during the colder months. Additionally, the double-glazed windows not only provide insulation but also offer a peaceful atmosphere by reducing outside noise.

One of the highlights of this property is the lovely yard to the rear, and off road parking to the front.

Don't miss the opportunity to make this house your home sweet home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property on Railway Street.

Deposit - £695.00  
Minimum term - 12 months  
Council Tax Band - A





## Front Exterior

Driveway

## Lounge

Double glazed window, radiator, carpet feature fireplace

## Kitchen

Double glazed window and exterior door, lino flooring, kitchen comprises of a range of fitted base and wall units with a single stainless steel drainer sink with mixer tap, electric freestanding cooker and plumbing for washing machine.

## Bedroom

Double glazed window, carpet and radiator

## Bathroom

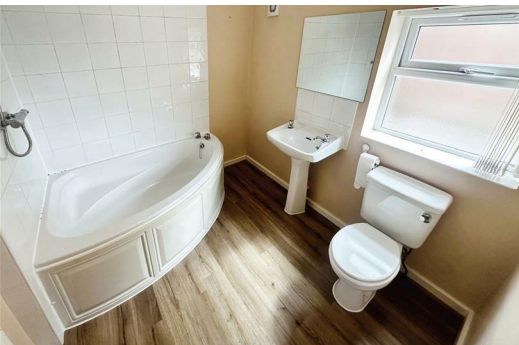
Double glazed window, wood effect flooring, bathroom comprised of larch corner bath with shower over, sink and low level w.c, radiator

## Rear Exterior

Walled yard

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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