



**2 Mount Street
Southport, PR9 0RG, £145,000
'Subject to Contract'**

Located close to the heart of Southport Town Centre, this charming 'cottage style' end terrace house offers an idyllic retreat for those seeking comfort and convenience. Tucked away from the hustle and bustle, yet conveniently located within close proximity to Lord Street & the Southport Town Centre including nearby Schools and Train Links. Internally the deceptive living accommodation offers through lounge doner to front and a breakfast kitchen leading to enclosed gardens at the rear. To the first floor there are two bedrooms and a bathroom. The gardens are a definite feature, well established and perfect for couples and families alike! With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters, the convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home.

Entrance Hall

Glazed outer door, woodgrain laminate flooring and cupboard to under stairs housing electrical consumer unit. Inner door leading to...

Through Lounge Diner - 6.71m x 4.34m (22'0" overall x 14'3" reducing to 10'8" into recess)

Exposed brick-built fireplace to chimney breast with display recess, built in and shelving and cupboards to side. Recessed spotlighting. Stairs low-level to first floor with handrail, newel post. Doorway leads to....

Breakfast Kitchen - 3.68m x 1.85m (12'1" x 6'1")

Double glazed window and door leads to rear garden. Base units include cupboards and drawers, wall cupboards, tiled walls and working surfaces including single bowl sink unit with mixer tap and drainer. Wall mounted 'Viesmann' central heating boiler system.

Landing

Loft access.

Bedroom 1 - 2.92m x 3.12m (9'7" excluding entry door recess x 10'3")

Upvc double glazed window overlooks rear of property, woodgrain laminate style flooring, built in wall cupboard.

Bedroom 2/ Office - 2.74m x 2.08m (9'0" x 6'10")

Upvc double glazed window.

Shower Room/ WC - 2.72m x 2.11m (8'11" x 6'11")

Opaque Upvc double glazed window, white suite comprising of low-level WC, pedestal wash hand basin and step in shower enclosure with 'Triton' electric shower. Part wall tiling, recessed spotlighting and extractor.

Outside

The property includes gardens arranged for ease of maintenance with loose stone frontage, on street permit parking available.. Secure block paved side entry access leads to a large enclosed garden being a particular feature of the property. Predominately loose stone with shrubs and ornamental lamp post. There is a side gate providing Right of Way access for the neighboring property for refuse collection.

Council Tax

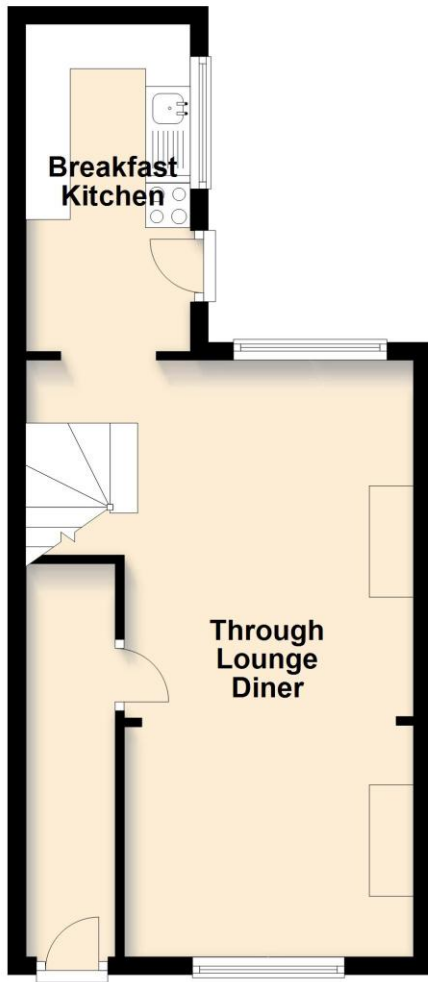
Sefton MBC band B.

Tenure

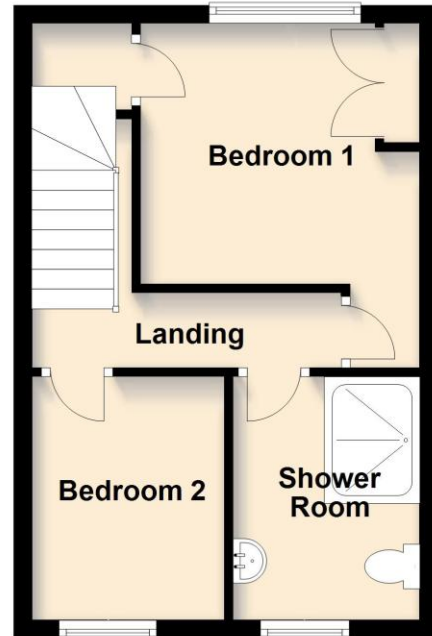
Freehold.



Ground Floor

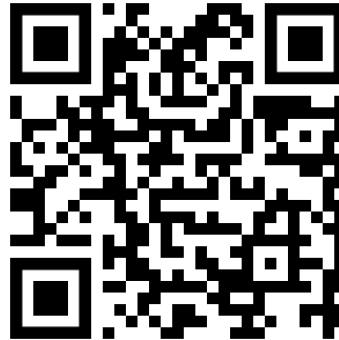


First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(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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