



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Mount Street

Southport, PR9 0RG

**Offers In Excess Of £170,000**

Flexi-Agent are proud to present a well presented and modernised two bedroom terraced property to the open market! Located within close proximity to Southport town centre honing a plethora of local amenities such as shops, bars, restaurants, transport links and nearby schools.

This two bedroom terraced house briefly comprises an entrance porch, a spacious living room, snug, a modern fitted kitchen with integrated appliances, a dining room with a feature skylight, a utility room and a storage cupboard situated below the stairs.

The first floor boasts a master bedroom with fitted wardrobes, DOUBLE bedrooms and a modern three-piece bathroom.

Externally, the property presents paved off street parking and to the rear a sun-catching garden with a 8x6 ft Garden room.

Viewings are available upon request.

Freehold  
Council Tax Band A  
EPC D

### Viewing

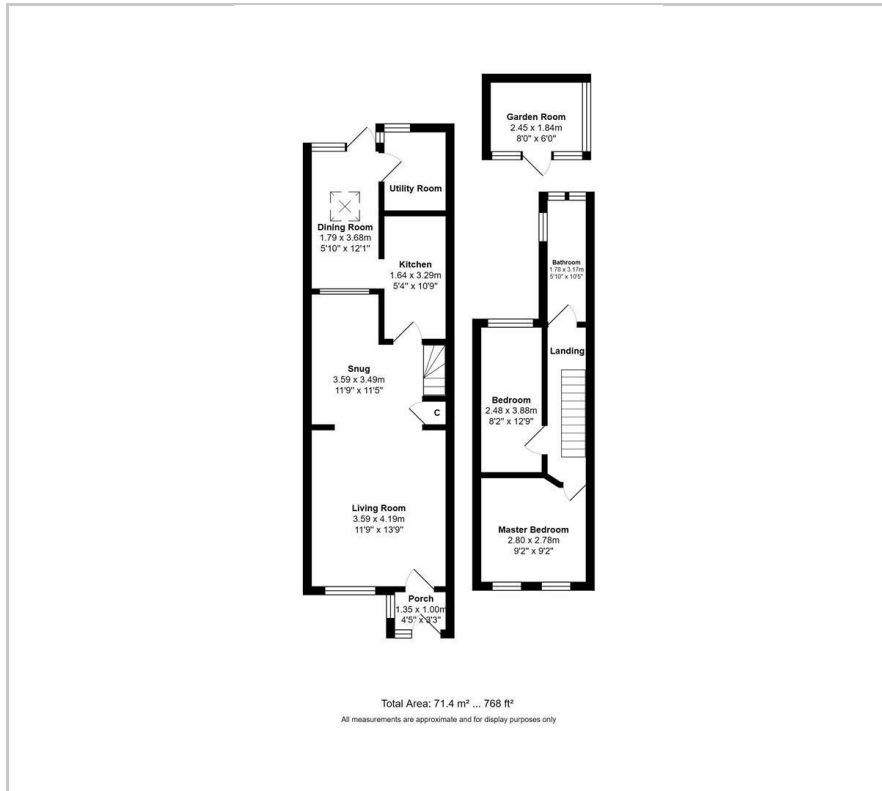
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Terraced property, Circa 768ft
- Two DOUBLE bedrooms
- Four reception rooms
- Spacious living room
- Modern fitted kitchen with integrated appliances
- Three-piece bathroom
- Garden Room & Sun-catching garden
- Close to Southport Town Centre
- FREEHOLD
- Viewings available upon request.





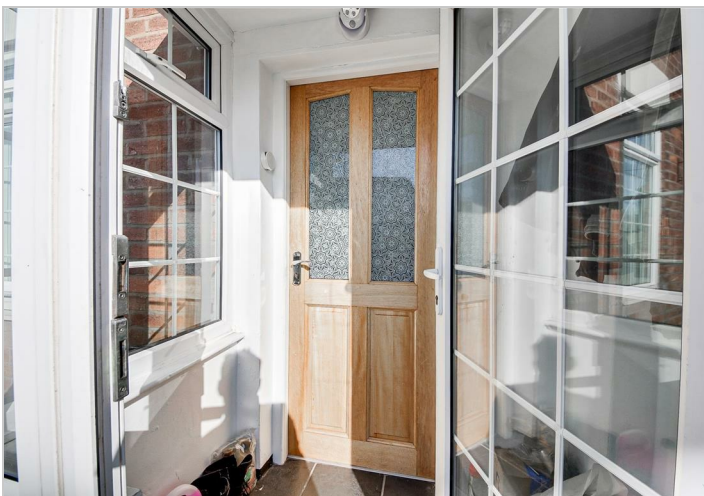
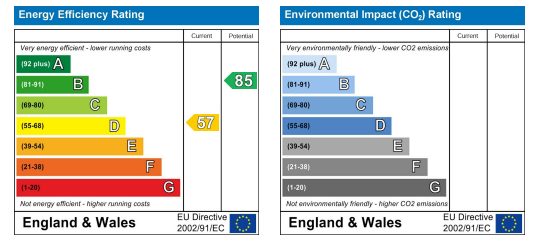
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.