



**4 The Mews, Part Street
Southport, PR8 1JY, £290,000
'Subject to Contract'**

This exclusive three-bedroom mews-style property enjoys a discreet and highly sought-after location with private access, offering peace and privacy while being just a short stroll from the bustling amenities of Southport Town Centre & Vibrant Birkdale Village. Residents can enjoy easy access to boutique shops, restaurants, bars, and excellent transport links to both Liverpool and Manchester. The well-planned accommodation includes a modern fitted kitchen, rear lounge opening to the garden with a dedicated dining area, and a convenient ground floor Shower Room with WC. To the first floor are three generously sized double bedrooms and a stylish family bathroom. Externally, the property boasts mature, well-tended gardens and a garage which has been thoughtfully converted to provide a versatile storage space with adjoining utility, easily returned to garaging if required. Offering the perfect blend of comfort, convenience, and exclusivity, this is an ideal home for those seeking a quiet retreat within reach of everything Southport has to offer.

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Southport's Estate Agent

Entrance Hall

Private entrance door, double glazed inserts leading to entrance hall with woodgrain laminate style flooring and turn staircase leading to first floor complete with handrail, spindles and newel post. Curtesy door leads to adjoining store, utility (former garage.) Divided into two but can readily be converted back comprising currently of a utility room measuring 10'11" x 8'7" and store 6'11" x 8'7" with access to front. There is also a wall mounted consumer unit and metres to the utility.

Ground Floor Shower Room/ WC - 2.16m x 1.4m (7'1" x 4'7")

Opaque Upvc double glazed window, three piece modern white suite comprising of low level WC, wash hand basin with tiled splashback, mixer tap and corner step in shower enclosure with thermostatic plumbed in shower, tiled flooring and recessed spotlighting.

Living Room/ Dining Area - 5.66m x 5.74m (18'7" overall into recess x 18'10" into recess)

Living room with open plan access to dining area and Upvc double glazed double doors leading to gardens enclosed at the rear. Feature exposed brick fire place with electric coal effect fire, recessed spotlighting and door leads to...

Kitchen - 2.95m x 2.24m (9'8" x 7'4")

Upvc double glazed windows to side, glazed stable style door leads to rear garden. Arranged with a number of built in white gloss base units, including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances comprise electric oven and grill, four ring induction style hob and integral fridge and dishwasher. Tiled flooring, recessed spotlighting.

First Floor

Loft access via drop down ladder and recessed spotlighting.

Bedroom 1 - 4.65m x 3.23m (15'3" to rear of wardrobes x 10'7" excluding recess)

Double bedroom with Upvc double glazed window.

Bedroom 2 - 4.78m x 2.82m (15'8" to rear of wardrobes x 9'3" excluding entry recess)

Double bedroom with Upvc double glazed window overlooks rear.

Bedroom 3 - 2.97m x 2.87m (9'9" into recess x 9'5")

Double bedroom with Upvc double glazed window overlooks rear.

Shower Room/ WC - 2.92m x 2.46m (9'7" x 8'1")

Opaque Upvc double glazed window with three piece modern white suite comprising of low level WC, vanity wash hand basin with mixer tap and entry level shower enclosure with glazed shower screen and thermostatic plumbed in shower. Part wall tiling with ladder style wall mounted chrome heated towel rail, tiled flooring and recessed spotlighting.

Outside

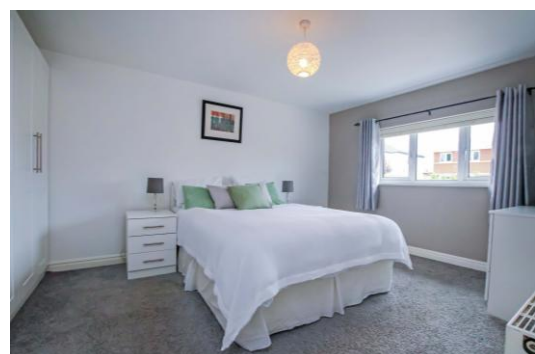
Driveway access to front with off road parking available, loose stone borders and former garage access now arranged as store via up and over door leading to a workshop/ utility (can be converted back to garage) Open canopied entrance to front and shared access via side to rear garden comprises patio, lawn well stocked and screened with a variety of plants, shrubs and trees.

Council Tax

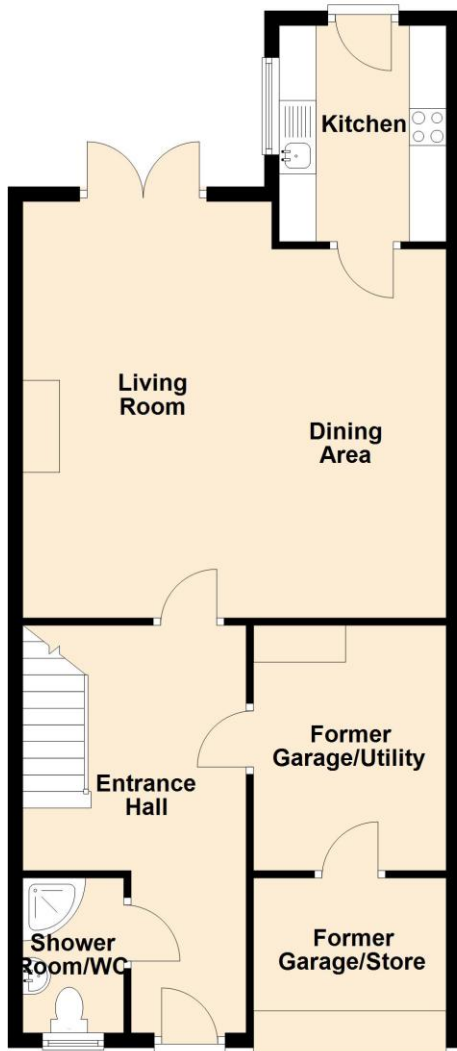
Sefton MBC band D.

Tenure

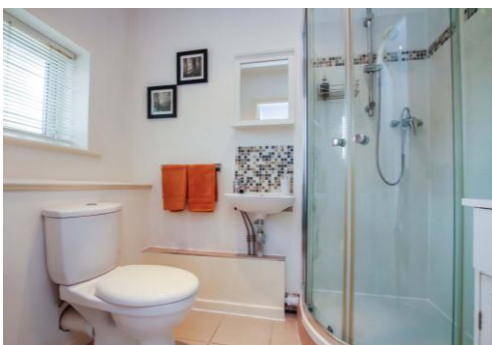
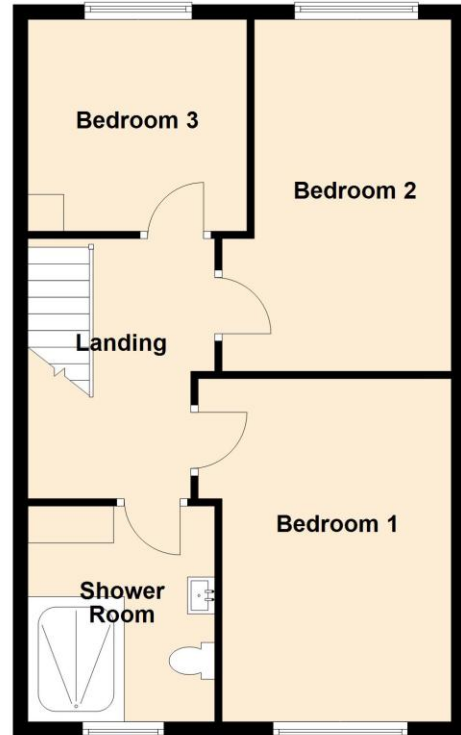
Leasehold 999 years from 24 June 1999.



Ground Floor



First Floor



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