



Mount Street,
Southport, PR9 0RG
Price: £145,000 Subject to Contract

An early inspection is recommended of this traditional, mid terraced house offering bright, well planned accommodation with no onward chain.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, front Lounge, Dining Room open to fitted Kitchen, and a Bathroom to the ground floor with three Bedrooms to the first floor.

Outside, there are garden areas to the front and rear. Mount Street is positioned off Manchester Road which leads towards Lord Street and forms part of an established residential area, conveniently located for access to the many amenities of the town centre.

Ground Floor:

Hall

Lounge - 3.23m x 3.2m (10'7" x 10'6")

Dining Room - 3.28m x 3.28m (10'9" max x 10'9")

Kitchen - 3.33m x 2.26m (10'11" x 7'5")

Bathroom - 3.33m x 1.37m (10'11" x 4'6")

Store

First Floor:

Landing

Bedroom 1 - 3.73m x 2.9m (12'3" plus recess x 9'6" plus recess)

Bedroom 2 - 2.74m x 2.11m (9'0" x 6'11")

Bedroom 3 - 2.74m x 2.03m (9'0" x 6'8")

Outside:

There are garden areas to the front and rear.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

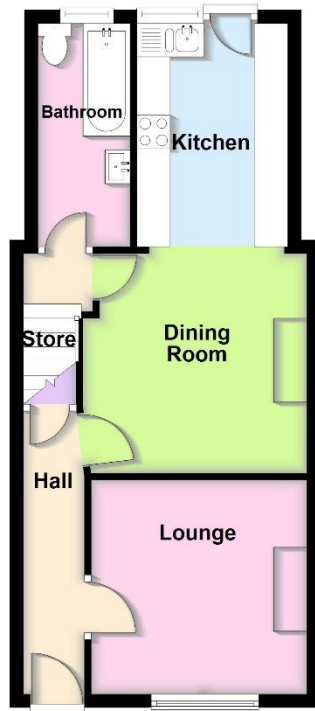
NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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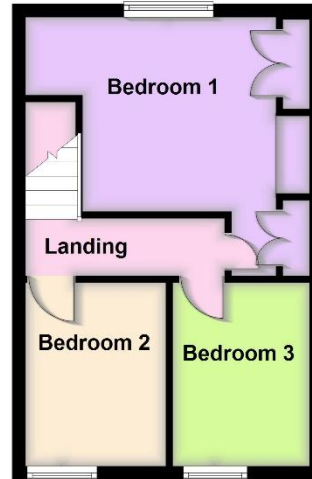
Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Total area: approx. 69.1 sq. metres (743.9 sq. feet)

AWAITING EPC