



Trinity Mews, Southport PR9 0QZ

A RARE OPPORTUNITY TO PURCHASE A CHARMING COTTAGE located within walking distance of the many facilities of the Town Centre, the Promenade and Hesketh Park. Offered for sale with no onward chain, the property is installed with gas central heating and uPVC double glazing, briefly comprising Hall Front Lounge, Rear Living Room, Kitchen and Bathroom to the ground floor with three Bedrooms to the first.

Outside, there is a brick built outhouse, paved patio and outside WC, with archway leading through to an established garden, arranged with shaped lawn with well stocked, mature shrub borders. A parking permit can be purchased from Sefton Council to park on Arnside Road or Marlborough Road at a cost of £30.

Trinity Mews is a small road linking Marlborough Road and Arnside Road. The property would benefit from a program of modernisation and general maintenance, as reflected in the asking price.

Price: £160,000 Subject to Contract



Ground Floor:

Hall

Lounge - 3.66m x 3.56m (12'0" x 11'8")

Living Room - 3.94m x 3.56m (12'11" x 11'8")

Kitchen - 3.15m x 2.31m (10'4" x 7'7")

Bathroom - 3.15m x 1.24m (10'4" x 4'1")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.56m (13'0" x 11'8")

Bedroom 2 - 3.66m x 2.39m (12'0" x 7'10")

Bedroom 3 - 2.72m x 2.08m (8'11" x 6'10")

Outside:

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Council Tax:

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

Tenure:

Freehold

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. 47.1 sq. metres (506.9 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.