



**13 Mount Street
Southport, PR9 0RG £189,995
'Subject to Contract'**

Nestled in the heart of Southport town centre, this charming end-terrace cottage-style family home on Mount Street offers both character and convenience. A stone's throw from Lord Street's vibrant shops, restaurants, and bars, as well as train links to Manchester and Liverpool, the property is deceptively spacious. A welcoming porch leads into a generous lounge, flowing openly into the dining room, with stairs to the first floor. The modern kitchen opens seamlessly to a conservatory dining area overlooking the rear garden. Upstairs, two double bedrooms and a modern family bathroom provide comfortable living. Off-road parking is available at the front, with permit options and shared side access to an enclosed, well-stocked garden. Perfect for first-time buyers, young families, or downsizers seeking the best of central Southport living.

Entrance Porch

Composite entrance door with opaque double-glazed insert and Upvc window to side. Tiled flooring, close-board ceiling panelling, recessed spotlights. Glazed inner door leads to...

Lounge - 3.35m x 4.34m (11'0" x 14'3")

Upvc window to front, fire surround, open-plan access. Woodgrain laminate flooring, wall light points, leading to...

Dining Room - 4.37m x 2.79m (14'4" x 9'2")

Stairs to first floor with handrail, spindles, newel post. Woodgrain laminate flooring, wall shelving to under-stairs recess. Upvc window to rear, glazed door leads to...

Kitchen - 3.3m x 2.29m (10'10" x 7'6")

Shaker-style kitchen with base units, cupboards, drawers, wall cupboards, and worktops. Single-bowl sink with rinse tap and drainer. Appliances: electric oven, four-ring ceramic hob, dishwasher, plumbing for washer. Space for fridge/freezer. Partial wall tiling, recessed spotlights, extractor. Archway to...

Conservatory/Breakfast Area - 2.41m x 2.46m (7'11" x 8'1")

Upvc door and windows with aspect and access to rear garden.

Landing

Woodgrain laminate flooring, housing Worcester combi boiler, loft access.

Bedroom 1 - 2.9m x 3.4m (9'6" x 11'2" to rear of wardrobes)

Upvc window to front, fitted wardrobes, cupboards over stairs, deep storage unit.

Bedroom 2 - 2.72m x 2.87m (8'11" x 9'5")

Upvc window, recessed spotlights, woodgrain laminate flooring.

Bathroom/WC - 2.67m x 1.37m (8'9" x 4'6")

Opaque uPVC window. Three-piece white suite: low-level WC, vanity basin, panel bath with mixer tap, overhead shower. Midway panelling, tile-effect vinyl flooring, recessed spotlights.

Outside

Flagged driveway for one vehicle; permit parking for visitors. Shared side access to enclosed rear garden, well-established borders, plants, shrubs, trees, private patio, low-maintenance design.

Council Tax

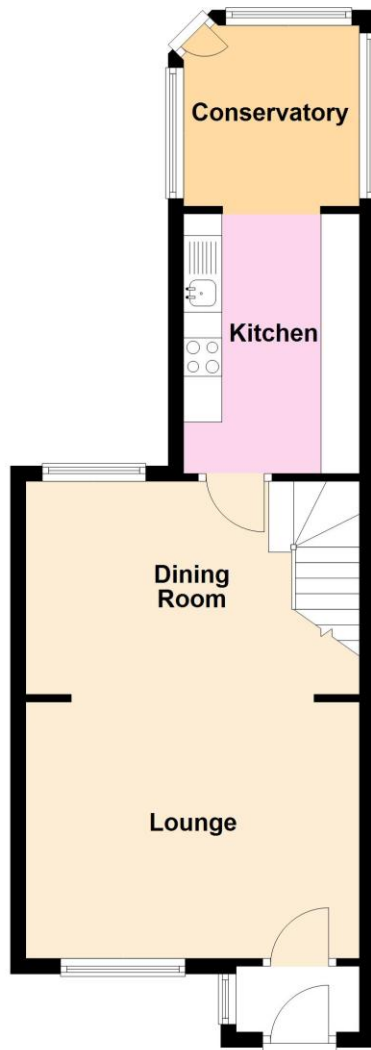
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

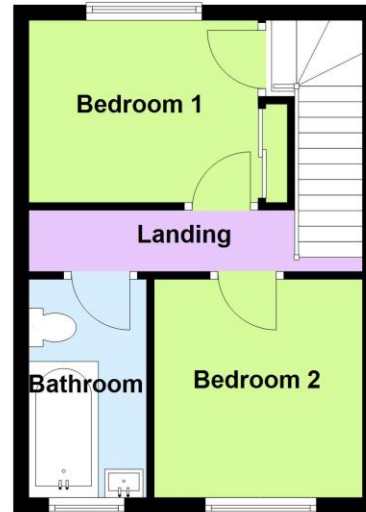
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.