

**For Sale**

**Mount Street, PR9 0RG**



**Offers in Region of £140,000 - Available**

## **2 bedroom Commercial**

- ✓ **2 Bedroom Terraced Property**
- ✓ **Sold with Sitting Tenant**
- ✓ **Established Tenancy Agreement**
- ✓ **Close To Local Amenities**
- ✓ **EPC Band Rating D**
- ✓ **Fantastic Investment Opportunity**
- ✓ **2 Reception Rooms**
- ✓ **Low Maintenance Rear Garden**
- ✓ **Southport Location**



# Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of  
'Nigel Bailey Estates Limited'

## Description

**\*\* INVESTMENT OPPORTUNITY** - This property is being sold with a sitting tenant who has been long standing for 15 years

Bailey Estates are pleased to present this two-bedroom mid-terrace home, ideally located on Mount Street in Southport, a popular residential area known for its excellent access to local amenities, schools, transport links, and Southport town centre. With a longstanding tenant already in place, this is a fantastic opportunity for landlords seeking a ready-made investment.

The property itself offers well-proportioned living accommodation and a thoughtful layout. To the front, a paved garden sets the home back from the street, leading into a bright and welcoming lounge, naturally lit by a large bay window. Double doors open through to the rear kitchen, which provides ample upper and lower-level storage units and enjoys a pleasant garden outlook through the rear window. Stairs to the first floor are located within the kitchen, and there is the added bonus of a separate utility room to the rear, with access out to the beautifully maintained, low-maintenance garden, fully flagged and enhanced with established plants and borders.

To the first floor, the main bedroom sits at the front of the property and features a bay window and built-in wardrobes, while the second bedroom is a single overlooking the rear garden and benefits from an over-stairs storage cupboard, currently utilised as wardrobe space. A family bathroom completes this floor, comprising a bath with shower over, wash basin, and WC.

This property is being sold with the tenant in situ, making it a superb opportunity for landlords looking to expand their portfolio with a well-kept home and a reliable, settled occupant.

To find out more or to arrange a viewing, contact Bailey Estates on 01704 564163.

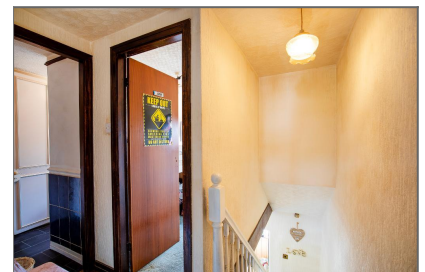
## Location

Leaving Bailey Estates office, head south on Liverpool Road then at the traffic lights turn left onto Eastbourne Road, continue for approximately 1.5 miles. Turn left onto Sussex Road continue for 0.2 miles then at the 3rd cross street turn right onto Hall Street, then left onto Mount Street where this home will be on the right.

## Ground Floor

**Lounge - 14' 11" x 14' 3" (4.55m x 4.35m)**

**Kitchen - 14' 3" x 9' 6" (4.35m x 2.92m)**





Utility Room - 4' 10" x 4' 7" (1.48m x 1.41m)

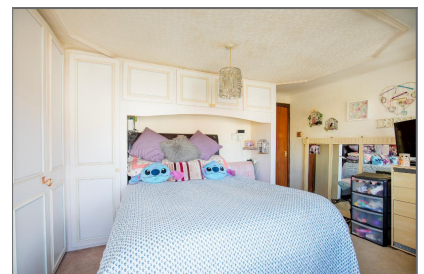
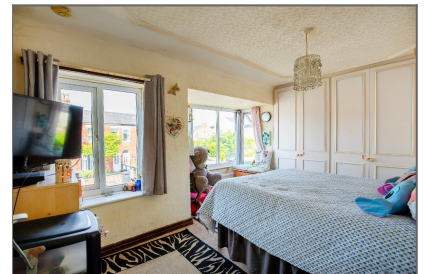
## First Floor

Landing - 7' 1" x 3' 1" (2.18m x 0.94m)

Bedroom 1 - 14' 3" x 11' 10" (4.35m x 3.62m)

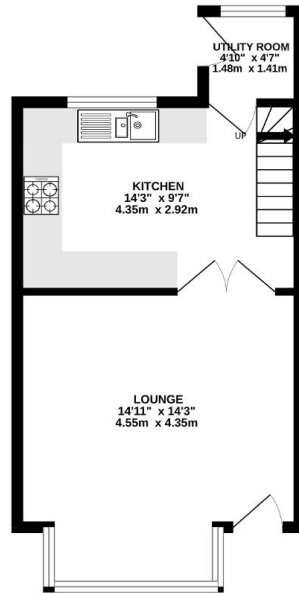
Bathroom - 12' 7" x 6' 7" (3.85m x 2.02m)

Bedroom 2 - 9' 6" x 6' 2" (2.92m x 1.89m)

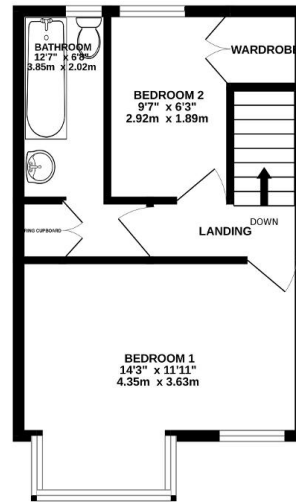


## Floorplans

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo ©2005

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band A  
Local Authority Sefton

Tenure Freehold

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**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working

order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.