



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cedar Street Southport, PR8 6NQ

### Offers In Excess Of £260,000

Flexi-Agent are delighted to offer for sale this fully renovated 'turnkey' three bedroom, semi-detached home situated in a sought after residential location within easy access of Southport Town centre with its plethora of local amenities. Available for purchase with NO ONWARDS CHAIN.

No expense has been spared with the improvement works to this property which briefly comprises; entrance vestibule, welcoming hallway, front living room with a bay window & a central decorative fireplace, a rear reception room also with a further decorative fireplace, an outstanding kitchen/diner that spans over 25ft and a utility pantry, which houses the brand new electric fuse board. The property also benefits from having new UPVC double glazing throughout, fully carpeted throughout and new soffits and guttering.

The first floor offers three well-proportioned bedrooms, two of which being DOUBLE BEDROOMS with a traditional bay window in the master, a brand new three piece family bathroom which houses a new combi-boiler and a separate WC cloakroom off the landing.

Externally, the property offers a newly laid gravelled driveway, suitable for accommodating multiple vehicles and a private, sun-catching courtyard garden to the rear. NO CHAIN.

Viewings available upon request.

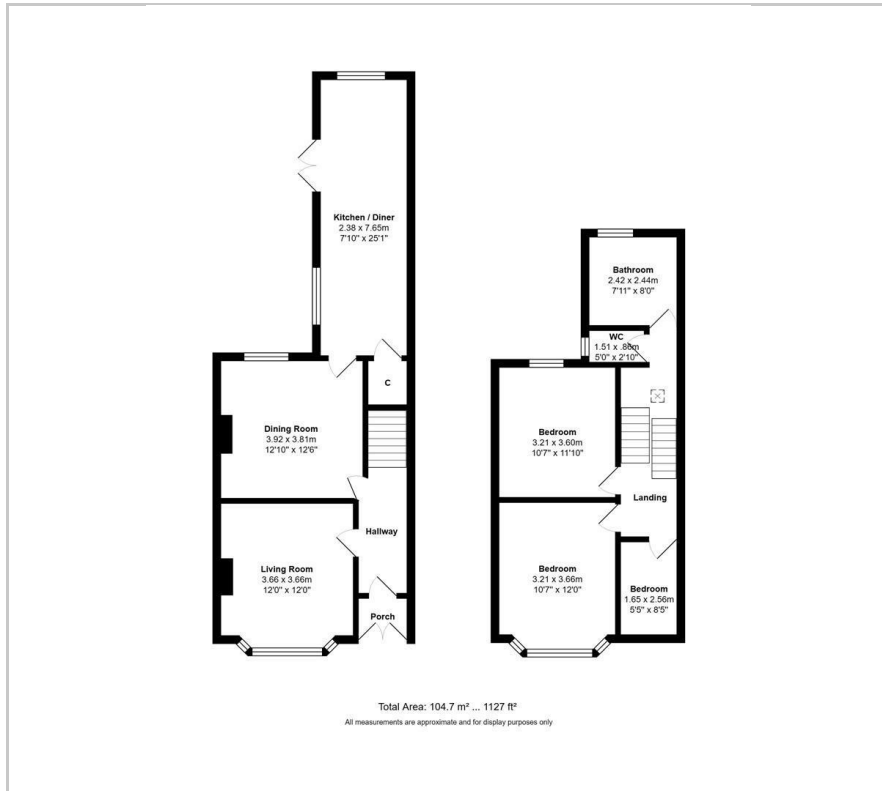
### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Traditional semi-detached family home, circa 1127 square feet
- State of the art, brand new fixtures & fittings throughout
- Front living room with a bay window
- Rear reception accompanied with a decorative fireplace
- An outstanding 25ft kitchen/diner, newly installed
- Contemporary bathroom housing a brand new combi-boiler
- Sun-enclosed privatised rear courtyard garden
- Newly gravelled driveway, suitable for multiple vehicles
- Situated in close proximity to a wealth of amenities including shops, restaurants, schools & travel links
- NO CHAIN



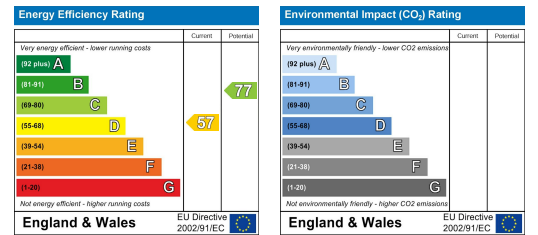
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.