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Market Leading, Independent Estate Agents



Langdale Gardens

Southport, PR8 4PF

Offers Over £180,000

Flexi-Agent are delighted to present this lovely three bedroom semi-detached property to the open market. Located in the desirable area of Hillside, it is close to several bars, excellent local schools and transport links as well as the famous Royal Birkdale Golf Club.

This ideal family home would benefit from some modernisation making it an ideal first time buy or investment opportunity alike and briefly comprises: Entrance hallway, a spacious lounge benefitting from an open plan aspect into the sitting room with sliding doors opening out on to the rear garden and a fitted kitchen with further access to the rear.

To the first floor, there are two DOUBLE bedrooms, a single bedroom and a bathroom with separate WC with scope to be made into one good size family bathroom (subject to planning and consent).

Externally, there is ample off-road parking, laid to lawn grass with mature shrubs and bushes to the front. The drive continues to the rear where there is a private rear garden with lawned section and a detached garage.

Leasehold - 999 years
Ground rent £10 pa Shenstone
Council tax band C
EPC C

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.

- Lovely semi-detached
- Three bedrooms
- Open plan lounge/sitting room
- Fitted kitchen with access to garden
- Bathroom with separate WC
- Private rear garden
- Detached garage
- Ideal family home
- Sought after Hillside location
- Viewings available upon request



3



1

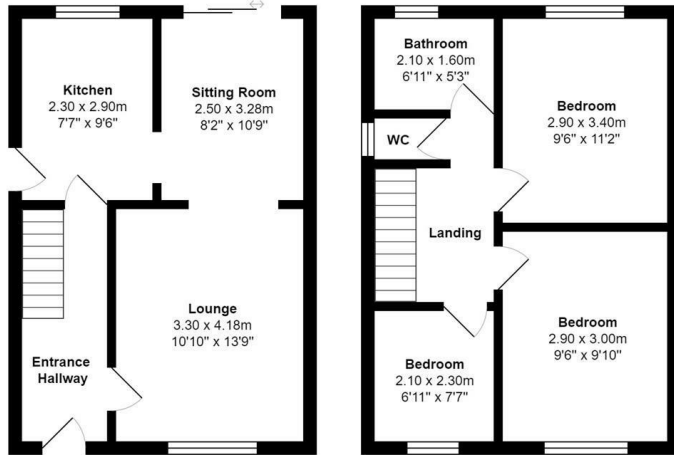


2



C

Floor Plan



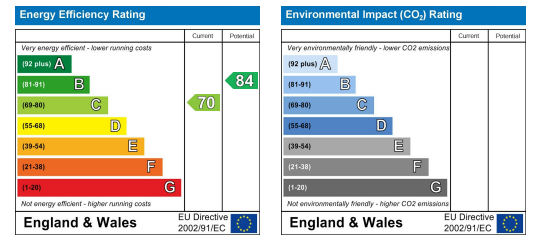
Total Area: 75.5 m² ... 813 ft²

All measurements are approximate and for display purposes only

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.