



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Chatsworth Road

Southport, PR8 2PQ

**Offers In Excess Of £475,000**

Flexi-Agent is delighted to present this detached four bedroom property to the open market. Located in Ainsdale the property has great transport links and is nearby a wealth of amenities including: shops bars and restaurants. This property modernisation however it would be a great investment opportunity and family home once restored back to its former glory. Available for purchase with NO ONWARDS CHAIN!

The property briefly comprises on the ground floor: a welcoming entrance hall, a spacious living, a reception room with a bay window, a fitted kitchen and a dining room and a tiled WC.

The first floor presents four generously sized DOUBLE bedrooms and a three piece family bathroom.

Externally the property offers ample pathed driveway for off road parking a single car garage and a sun catching garden to the rear.

Early inspection of the property is highly recommended to fully appreciate the accommodation on offer.

Viewings available upon request.

EPC E  
Council Tax Band F  
Freehold

- Four DOUBLE bedrooms
- A DETACHED, charming residence, circa 1792 square feet
- Reception room with bay window
- Dining room
- WC cloakroom
- Fitted Kitchen
- Great investment opportunity
- Ample pathed driveway for off road parking
- Sun catching rear garden
- 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.





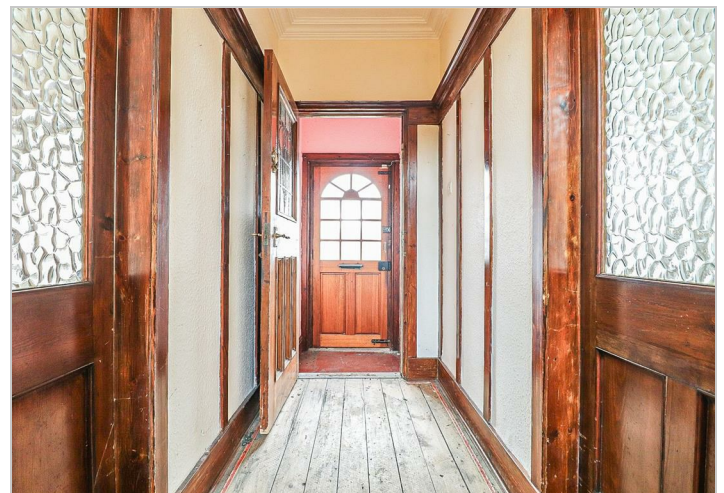
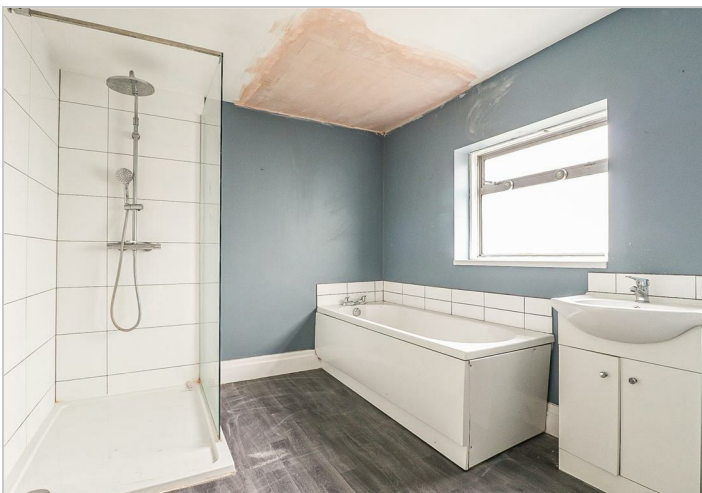
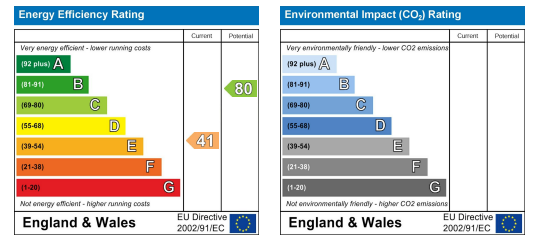
## Floor Plan



## 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.