



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cypress Road

Southport, PR8 6HE

**Offers Over £230,000**

Flexi-Agent are delighted to offer this stunning four bedroom semi-detached family home that is presented to an exacting standard throughout. The property is being offered to the market with no on wards chain. This home is an ideal first time/family purchase and is located in a desirable residential area in close proximity to a wealth of amenities.

The property substantially extended family home, spanning circa 1605 square feet briefly comprises; entrance porch, entrance hall, lounge, sitting room and a spacious kitchen to the ground floor. To the first floor, the property features three well proportioned bedrooms and a family three-piece family bathroom. To the second and final floor, the property boasts a further spacious DOUBLE bedroom.

Externally this family home offers off road parking to the front with side access to the rear which promotes a patio area partnered with a WESTERLY FACING GARDEN.

Viewing is available immediately by appointment.

FREEHOLD  
Council Tax Band B  
EPC E

### 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.

- Semi-detached, Circa 1605ft
- Four bedrooms
- Spanning over three floors
- Airy Lounge
- Decorated dining room
- Spacious kitchen & three-piece family bathroom
- Located in a desirable residential area in close proximity to a wealth of amenities
- Ideal first time/family purchase
- FREEHOLD
- Viewings available upon request





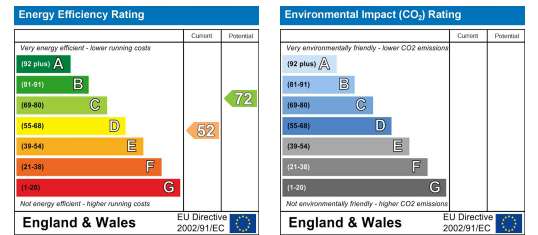
## Floor Plan



## 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.