



# FLEXIAGENT

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## Arnside Road

Southport, PR9 0QX

**Offers In Excess Of £365,000**

Flexi-Agent is delighted to present this four bedroom semi-detached property to the open market. Situated close to Southport Town Centre the property is a stones throw away from a plethora of amenities including popular restaurants, bars and shops. Close to Southport train station the property also has great transport links. This property is available with no chain.

The property briefly comprises: a welcoming entrance hall, panelled bright living room with a bay window, a second panelled front reception room, open plan kitchen/diner with a modern fitted shaker style kitchen with an island, integrated appliances and bi-folding doors out to the rear, utility room, two-piece WC and cellar space.

The first floor presents: four DOUBLE bedrooms and a four piece contemporary tiled family bathroom.

Externally the property boasts, ample paved driveway for road parking and a sun-catching landscaped garden to the rear with decking area and low maintenance Astro-turf grass.

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

Viewings available upon request.

EPC: C

Council tax band: D

### 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.

- Four DOUBLE bedrooms
- Open plan kitchen diner with island and integrated appliances.
- Panelled living room with bay window
- Panelled front reception room
- NO CHAIN
- Bi-folding doors out to the rear
- Four-piece contemporary bathroom
- Sun Catching rear garden with decking and astro-turf
- Ample paved driveway
- Viewings available upon request.



4



1



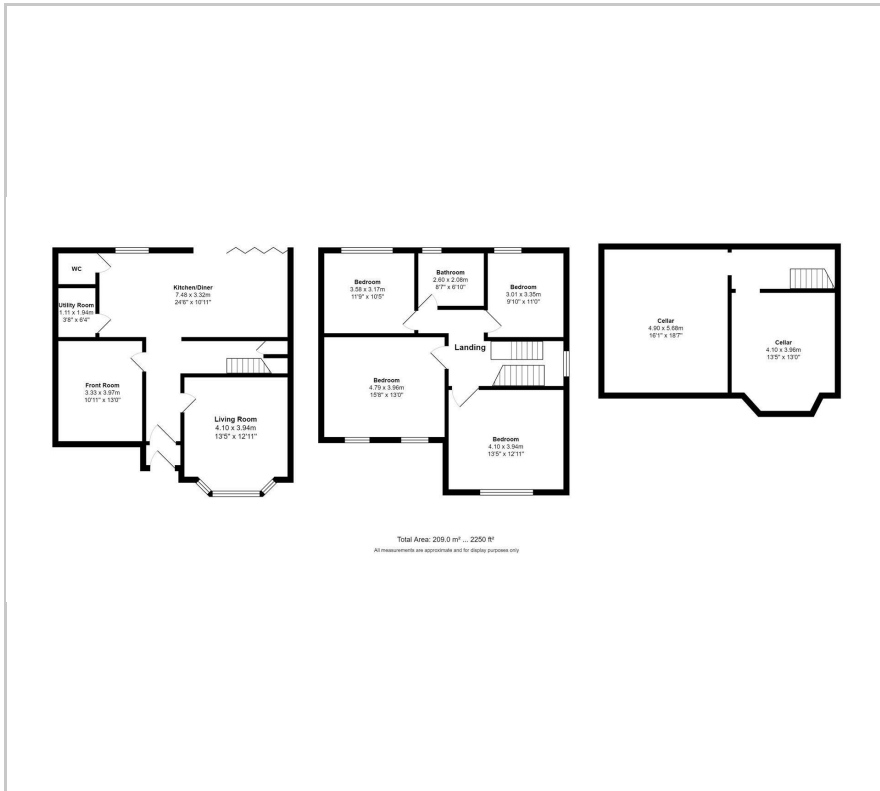
2



C



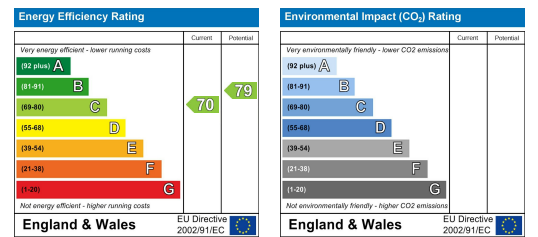
## Floor Plan



## 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.