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Market Leading, Independent Estate Agents



Matlock Road

Southport, PR8 4EL

Offers In Excess Of £160,000

Flexi-Agent are delighted to present this three bedroomed semi-detached property to the open market. It is situated in a popular residential area within close proximity to Birkdale village with a wealth of amenities, shops, bars, restaurants as well as excellent local schools and transport links nearby.

The property briefly comprises : a spacious lounge, an airy dining room, a fully fitted shaker style kitchen and a three-piece tiled family bathroom on the ground floor.

The first floor presents three generously sized bedrooms.

Externally the property boasts ample paved driveway for off-road parking, electric vehicle supply equipment and a substantial rear garden with patio area.

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

Viewings available upon request.

Council Tax Band B
Leasehold - 999 years remaining
Ground Rent - £4.60 per annum

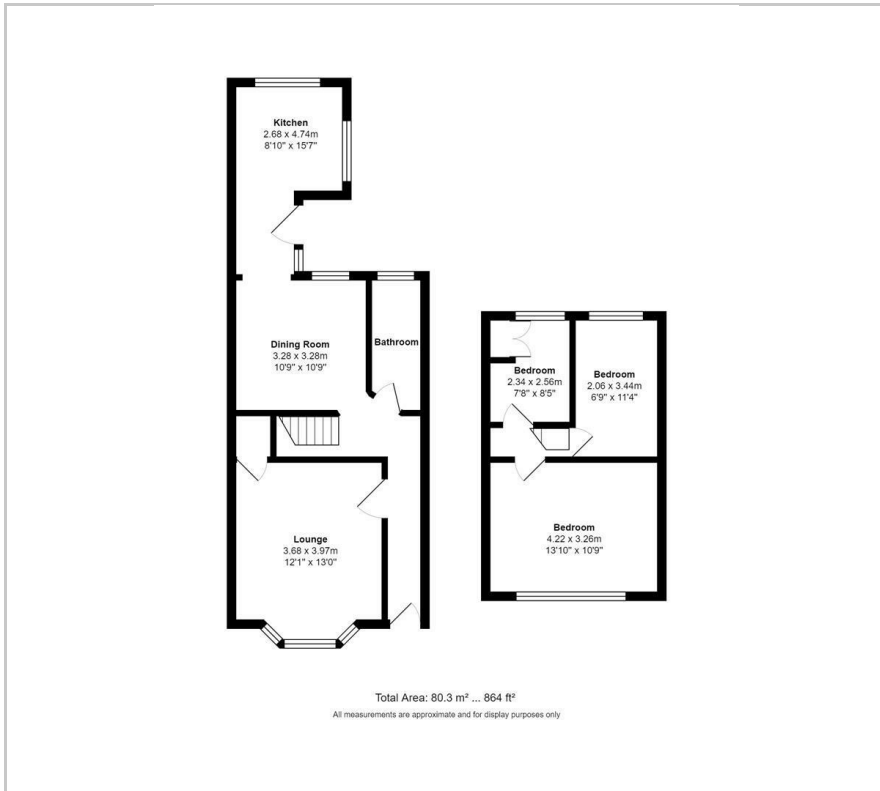
Viewing

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 864ftsq
- Three bedrooms
- Spacious lounge
- Airy dining room
- Fully fitted shaker style kitchen
- Three-piece tiled family bathroom
- Ample paved driveway
- Substantial rear garden
- Electric vehicle supply equipment
- Viewings available upon request



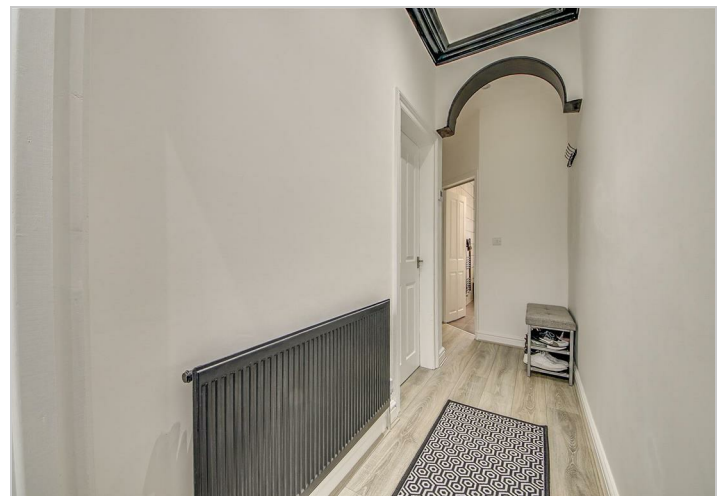
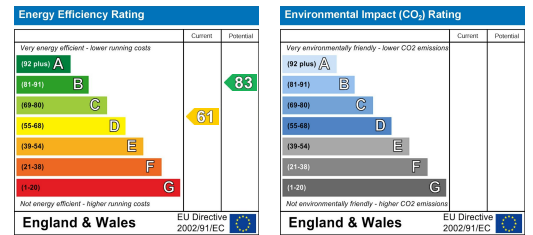
Floor Plan



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.