



# FLEXIAGENT

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## Portland Street

Southport, PR8 6RA

£270,000

Flexi-Agent are pleased to offer this traditional Victorian four DOUBLE bedroom semi-detached property spanning over three floors circa 2718sqft to the open market. Located in Southport, it is surrounded by a wealth of local amenities, has great local transport links and is a stones throw from both Southport town centre and Birkdale village.

The property briefly comprises; a welcoming entrance hall, a spacious living room with feature bay window, a bright reception/dining room with an exposed brick wall, a modern fitted kitchen with space for range cooker, a utility room with space for washing machine and tumble dryer and plenty of storage space on the ground floor.

The first floor presents three DOUBLE bedrooms and a three piece tiled family bathroom.

The property boast a further DOUBLE bedroom on the second floor with integrated cupboards and a basin.

Externally the property offers ample paved driveway to the front and a sun catching rear garden with an outbuilding for extra storage.

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

Viewings available upon request.

- Semi-detached house spanning over three floors circa 2718sqft
- Four DOUBLE bedrooms
- Spacious living room with feature bay window
- Reception room/dining room with an exposed brick wall
- Modern fitted kitchen
- Utility Room with space for washing machine and tumble dryer
- Plenty of storage
- Ample paved driveway
- 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.



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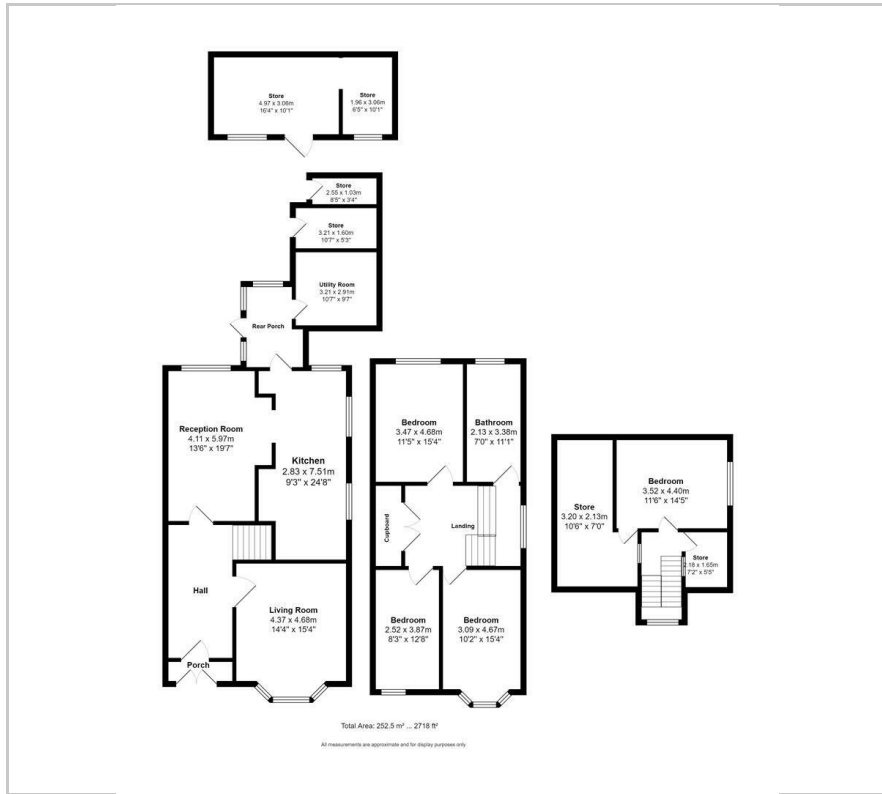
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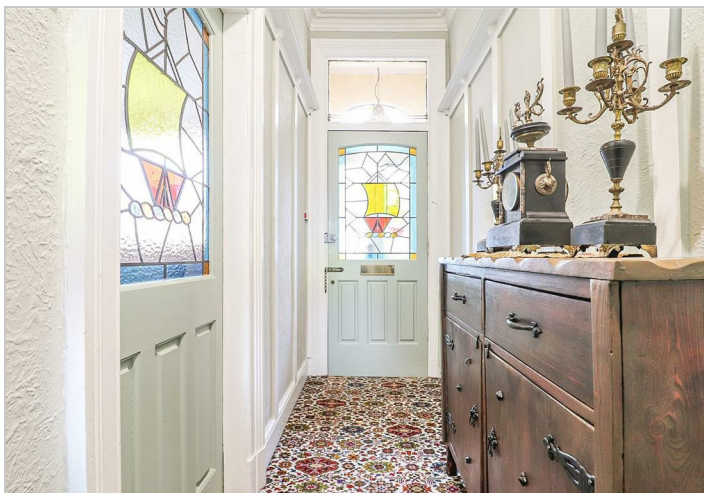
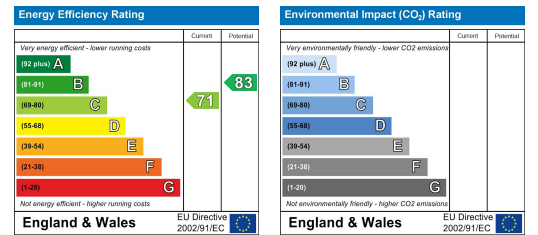
## Floor Plan



## Area Map



## Energy Efficiency Graph



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