



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Manchester Road

Southport, PR9 9AZ

**Offers Over £260,000**

Flexi-Agent is pleased to present this four-bedroom semi-detached property spanning over three floors. Circa 2330sqft to the open sales market. Situated in a sought-after residential location, it is within walking distance of Southport Town Centre where you will find an abundance of local amenities, including shops, bars, cafes and restaurants as well as excellent transport links nearby. This property is packed with improvement potential, it would make the perfect family home. This property is available to purchase with NO ONWARDS CHAIN.

The property briefly comprises a welcoming entrance hall, a living room with a feature bay window, a spacious family room, a substantial kitchen, a utility room and a WC on the ground floor.

The first floor presents four generously sized bedrooms and a three-piece family bathroom with a separate WC.

Externally the property offers a sun-catching rear garden.

The property also boasts a cellar.

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

Viewings are available upon request.

- Four generously sized bedrooms
- Packed with improvement potential
- No Chain
- Lounge with feature bay window
- Cellar
- Spacious family room
- Three-piece bathroom
- Sun catching rear garden
- Located near Town Centre
- 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.





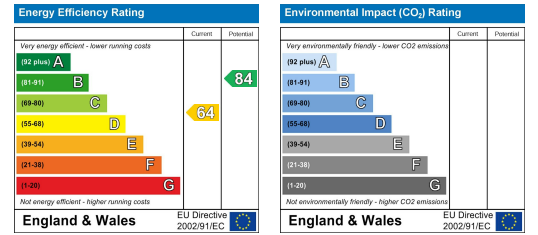
# Floor Plan



# 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.