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Market Leading, Independent Estate Agents



Upper Aughton Road

Southport, PR8 5NJ

Offers In Excess Of £240,000

Flexi-Agent is delighted to present this spacious and well-presented three-bedroom semi-detached property to the open market. Located in this sought-after residential area of Birkdale, it is surrounded by a wealth of local amenities, has easy access to local transport links & is close to both Birkdale village & Southport town centre.

The property briefly comprises an entrance hallway, a modern fitted kitchen/diner, a bright and spacious sitting room with a central fireplace, built-in shelving and double doors leading to the conservatory, which is a fantastic living space and finished to a high standard with new flooring.

On the first floor, there are three spacious bedrooms full of natural light, one with fitted storage and a four-piece family bathroom.

Externally, there is ample private parking with electric gates & side access to the sun-catching rear garden, which is both a patio and laid to lawn with a fully wired garden room and outdoor storage.

Viewings are available upon request.

Leasehold

EPC E

Council Tax Band B

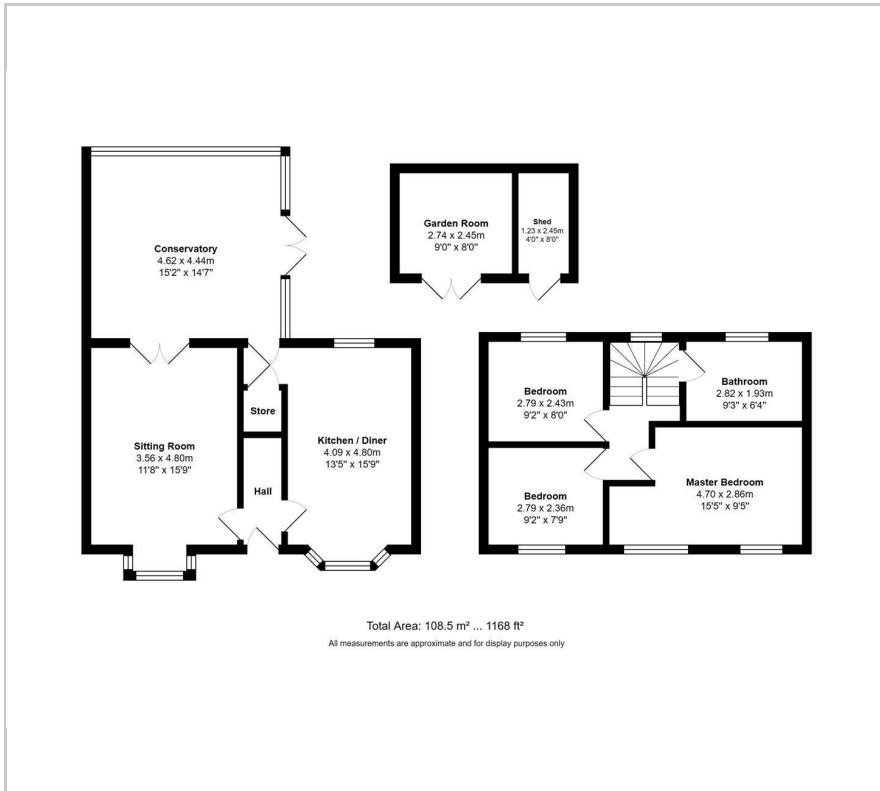
Viewing

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 1168sqft
- Three bedrooms
- Finished to a high standard
- Generous conservatory
- Modern fitted kitchen/diner
- Four piece bathroom
- Sun catching rear garden
- Sought after Birkdale location
- Fully wired garden room
- Viewings available upon request



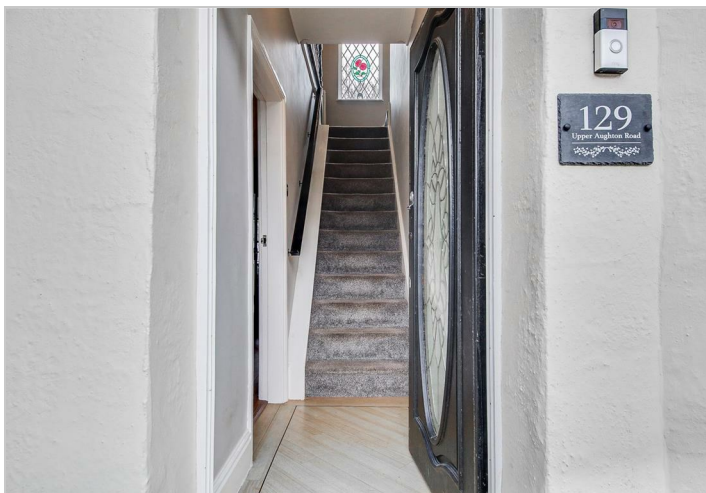
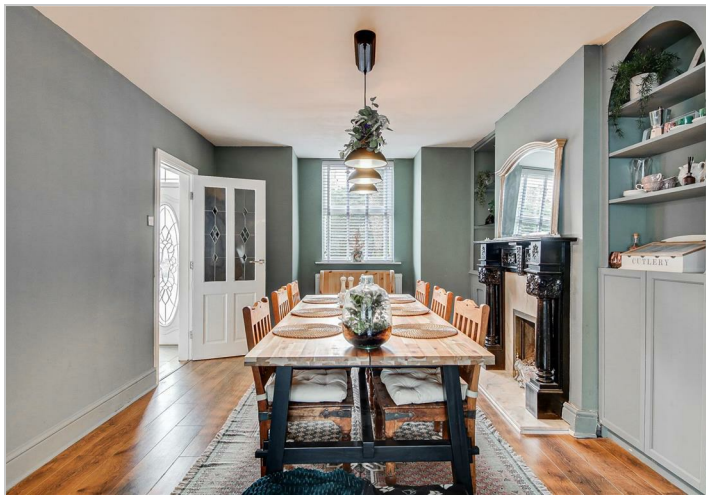
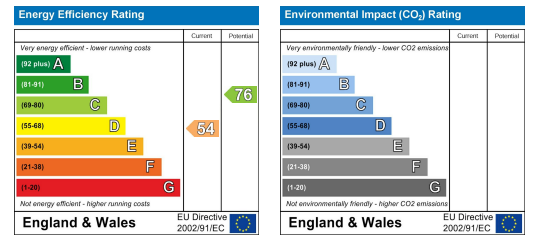
Floor Plan



Area Map



Energy Efficiency Graph



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