



FLEXIAGENT

Market Leading, Independent Estate Agents



Myrtle Grove

Southport, PR8 6BQ

Guide Price £137,500

FOR SALE BY AUCTION

OPEN DAY FRIDAY 19TH APRIL FROM 2PM ONWARDS - PLEASE CONTACT THE OFFICE TO ARRANGE YOUR INDIVIDUAL APPOINTMENT SLOT

Flexi Agent are proud to promote this excellent development opportunity, situated in a prime central Southport, residential location. The property is packed with potential and is an ideal investment purchase. Situated off Sussex Road, the property is in close proximity to Southport Town Centre, as well as local train stations, schools and amenities.

The property briefly comprises; entrance porch, entrance hallway, living room with bay window and an open plan kitchen diner to the rear. The first floor offers three well proportioned bedroom and a family bathroom.

Externally, the property on-street parking to the front of the property, with the ability to create driveway parking and a generously sized sun-catching private rear garden.

PROSPECTIVE RESALE VALUE - £210,000 +

*****AVAILABLE NO CHAIN*****

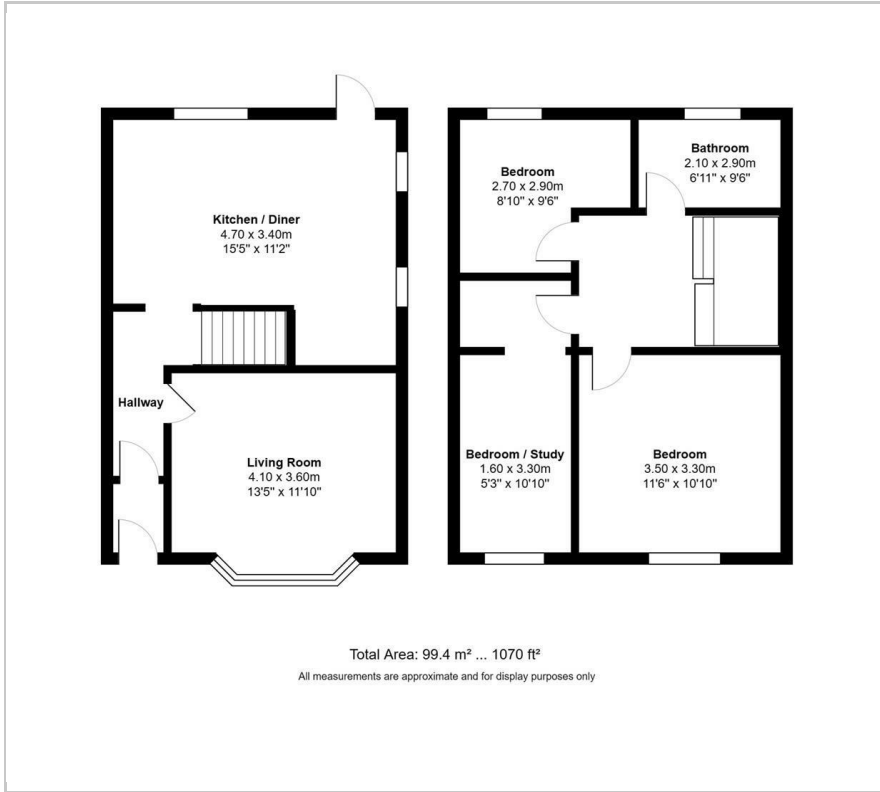
- FOR SALE BY AUCTION
- DEVELOPMENT OPPORTUNITY
- EXCELLENT INVESTMENT PROPERTY
- RESALE VALUE CIRCA £210,000
- THREE BEDROOMS
- SEMI-DETACHED
- CIRCA 1070 SQUARE FEET
- EXCELLENT CENTRAL SOUTHPORT LOCATION
- FREEHOLD
- NO CHAIN

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.



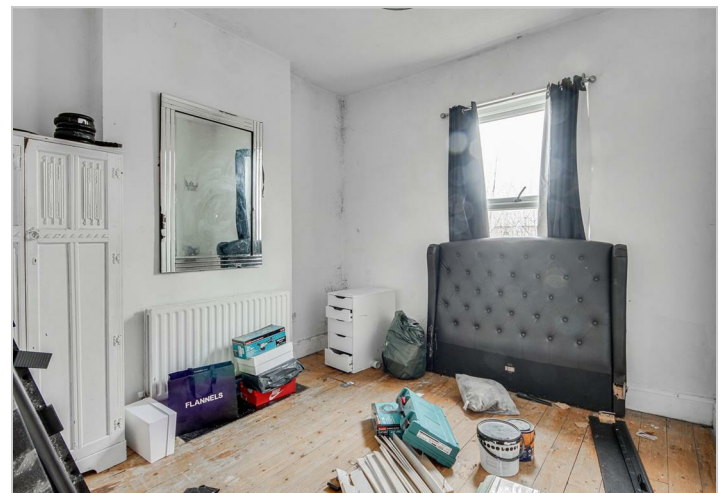
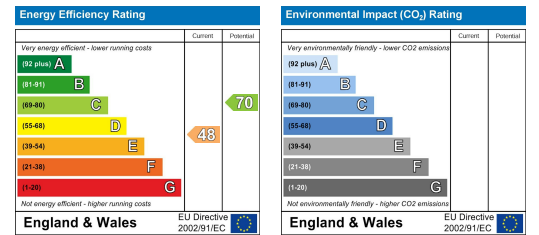
Floor Plan



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.