



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sefton Street

Southport, PR8 6SL

**Offers In Excess Of £400,000**

Flexi Agent are proud to promote this four bedroom detached house situated in a desirable residential location. The property is conveniently located, providing excellent access into Southport Town Centre and the wealth of amenities on offer, including two local train stations, excellent schools, shops, bars & restaurants.

The property briefly comprises of; a welcoming porch, bright living room, WC, utility room, spacious island kitchen & diner leading to the rear.

First floor offers; four bedrooms, one being used as a study and the other as a lounge, three piece bathroom.

Externally the property offers; private driveway parking, detached garage, to the rear is a paved seating & entertaining area as well as a low maintenance sun catching garden area.

Viewing is available immediately by appointment.

Freehold  
Council tax band: D  
EPC: C

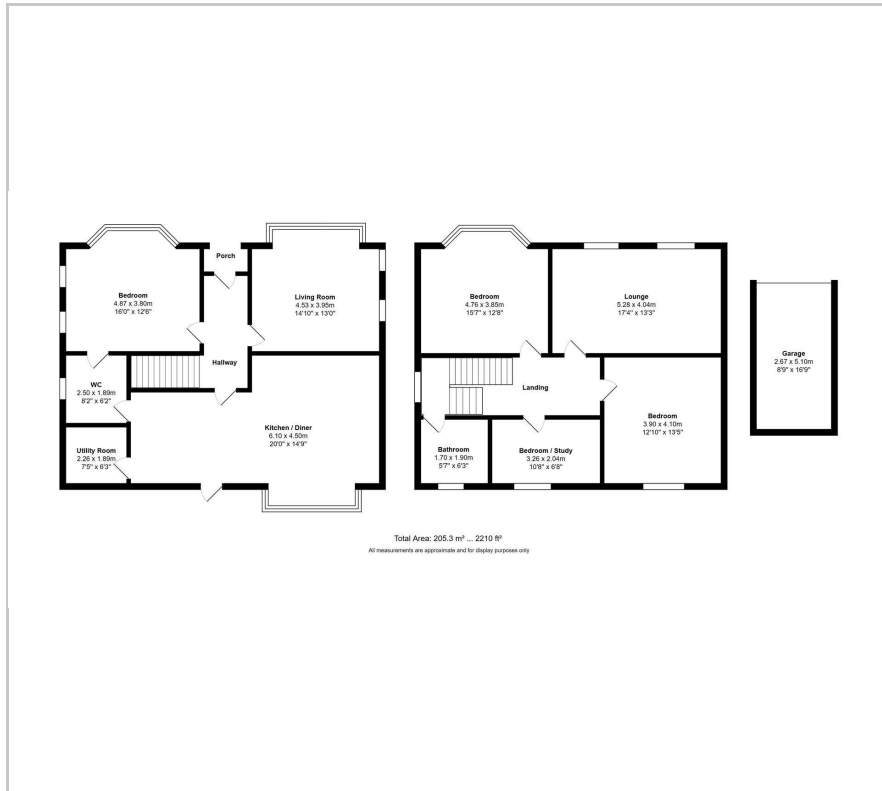
### Viewing

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.

- Four bedroom
- Detached house
- Bright living room
- Ground floor bedroom with bay window
- Spacious island kitchen & diner leading to the rear
- Three piece bathroom
- Private driveway parking
- Low maintenance sun catching garden area
- Paved seating & entertaining
- Viewings available upon request



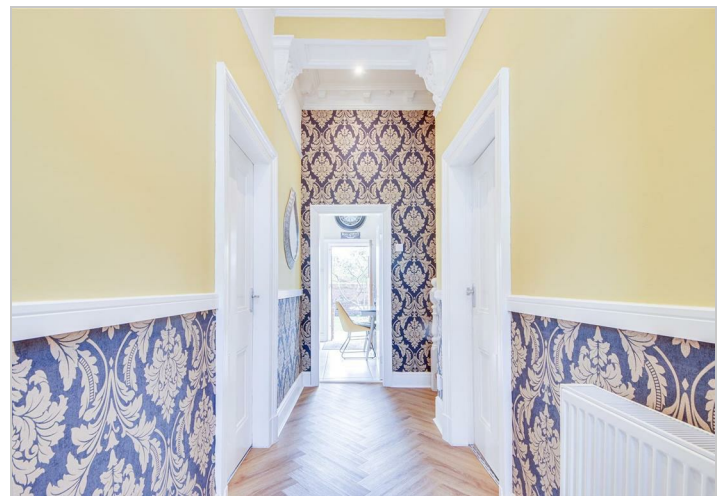
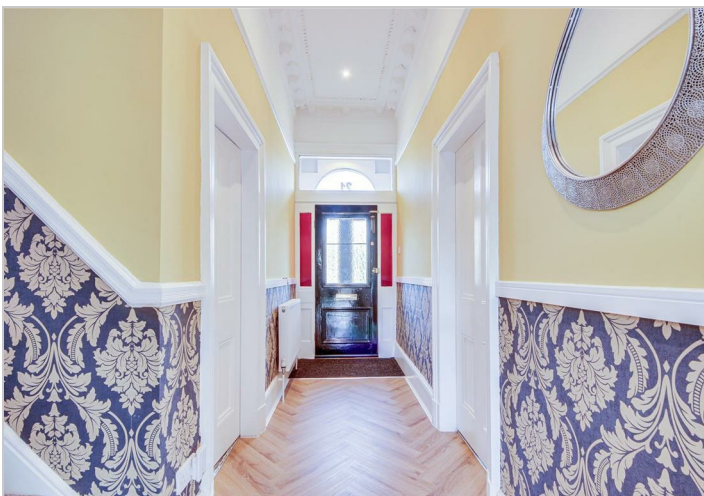
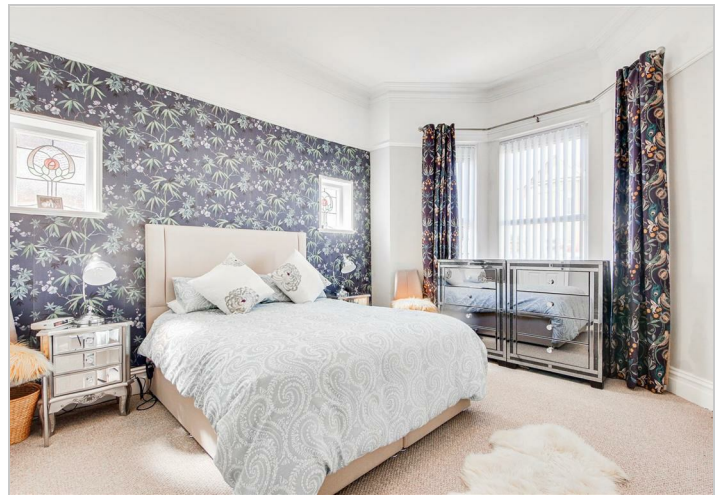
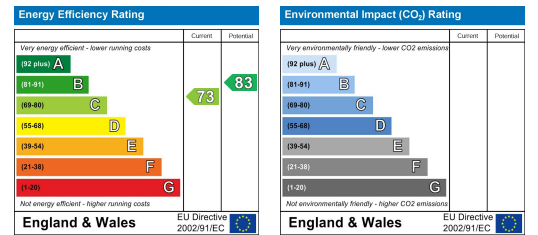
## Floor Plan



## 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.