



FLEXIAGENT

Market Leading, Independent Estate Agents



Kensington Road

Southport, PR9 0RY

Offers In Excess Of £170,000

Flexi Agent are proud to promote this stunning, two **DOUBLE BEDROOM** mid terraced property which is positioned within walking distance to a host of amenities, including shops, bars, restaurants & transport links & is perfectly suited to first time buyers & buy to let investors!

The property briefly comprises: entrance porch with beautiful stained glass, lounge with feature fire place and bay window, spacious well presented kitchen with built in appliances and induction hob, downstairs WC and understairs laundry and storage.

First floor offers: two light filled double bedrooms, the master with built-in wardrobes & three piece bathroom.

The property is finished to a very high standard combining original features with modern day living.

Externally, offers: off street parking to the front for 3 cars, to the rear offers a private courtyard garden area with alleyway access.

The current owner has substantially improved the property including:

- Full electrical re-wire
- Installation of new central heating system (Vaillant boiler)

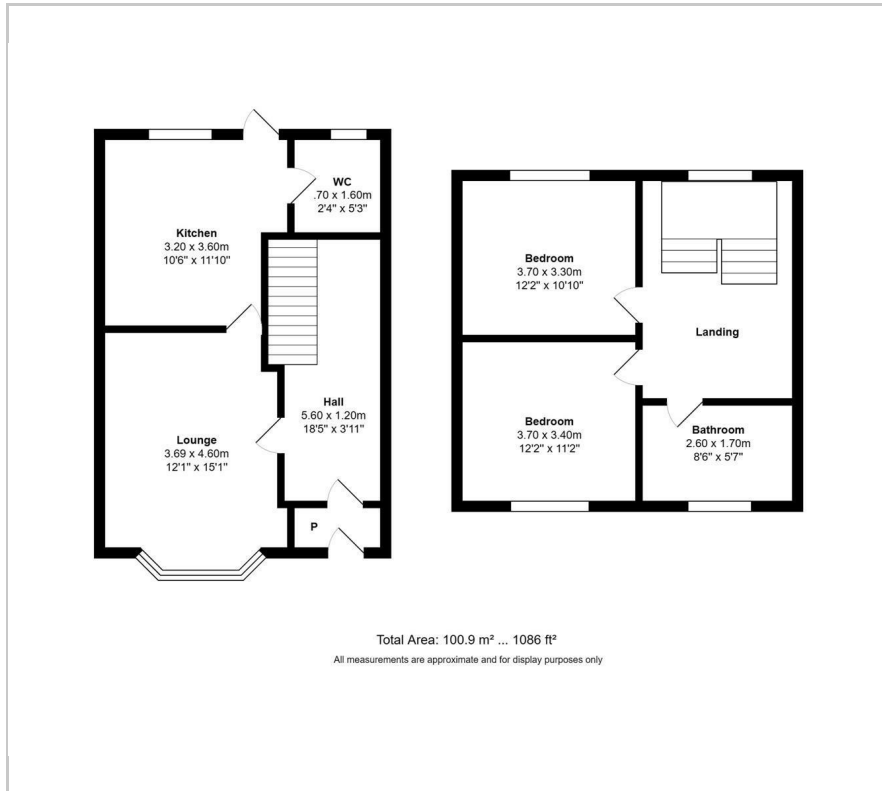
- Mid terraced
- **TWO DOUBLE BEDROOM**
- Entrance porch
- Bay window lounge room
- Spacious well presented kitchen
- Laundry room
- WC & Three piece bathroom
- Private onsite parking to the front
- Private courtyard garden area to the rear
- Viewings available upon request.

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.



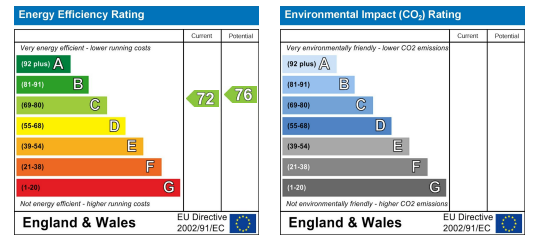
Floor Plan



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.