



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Queens Road

Southport, PR9 9EX

**Offers In Excess Of £220,000**

Flexi Agent is Delighted to present this three bedroom town house to the open market. This property is situated nearby Southport Town Centre offering a host of amenities and great transport links. The property has a recently fitted Worcester boiler. The kitchen benefits from a brand new integrated AEG double oven.

This property briefly comprises of, internal garage, WC, utility room & study room/single bedroom on ground floor.

First floor comprises of, spacious kitchen diner, lounge with double doors to Juliet balcony.

Second floor comprises of, two double bedrooms with master featuring ensuite shower room and built in wardrobes, three piece bathroom.

Externally the property offers off road parking to the front and a private landscaped garden with lighting and power to the rear.

The monthly service charge of £33 provides buildings insurance, fortnightly maintenance of the front gardens and grounds and painting of doors and railings every 5 years.

Viewings available upon request.

- Three bedroom
- Townhouse
- New boiler
- Study room & utility room
- Spacious kitchen diner
- Lounge with Juliet balcony
- Master bedroom featuring ensuite
- Garage parking
- Rear courtyard garden
- Viewings available upon request.

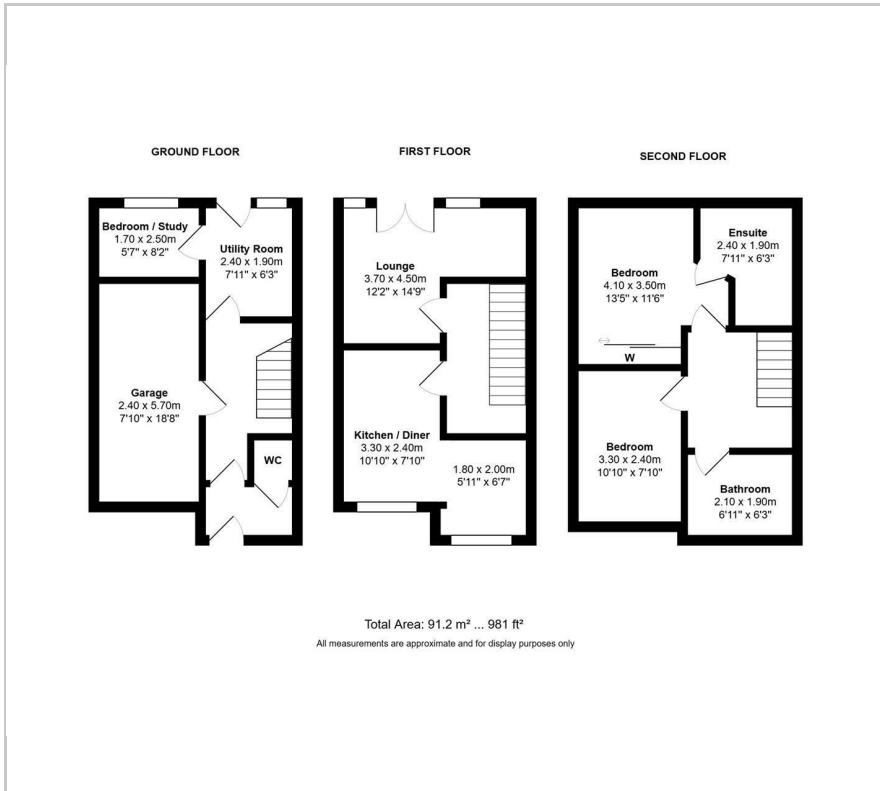
### Viewing

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.

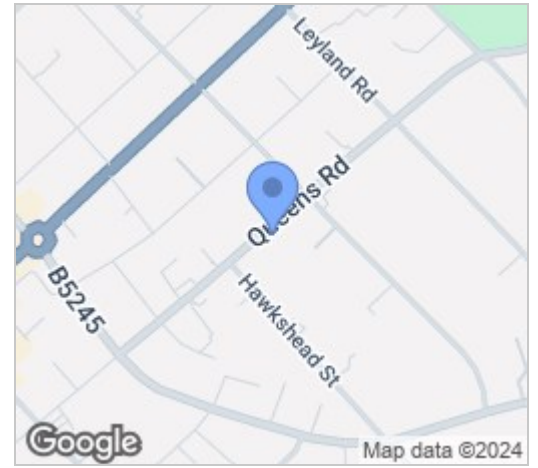




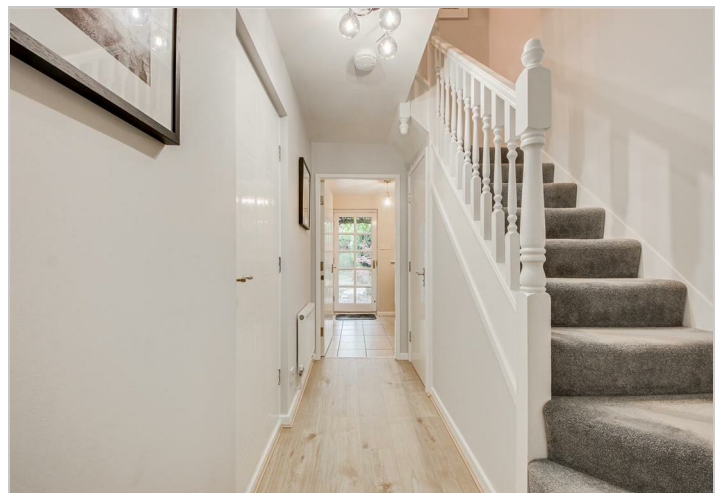
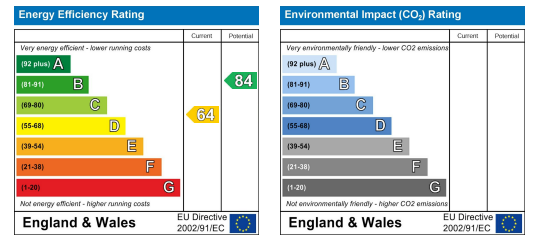
## Floor Plan



## 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.