



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Tithebarn Road

Southport, PR8 6AA

**Offers In Excess Of £250,000**

Flexi-Agent is pleased to promote this four bedroom semi-detached property to the open sales market. The property is situated in a sought after residential location in the heart of Southport & short distance to Southport Town Centre with a plethora of amenities on offer. Available for purchase with **NO ONWARDS CHAIN**.

The property briefly comprises of; hallway, lounge with bay window, spacious dining room, galley kitchen, utility room leading to outside which offers a shed and WC.

First floor comprise of; four bedrooms & three piece bathroom.

Externally the property offers driveway parking to the front, to rear offers a large sun catching garden area & coach house.

Viewings available upon request.

NO CHAIN  
Freehold  
Council tax band: B  
EPC: E

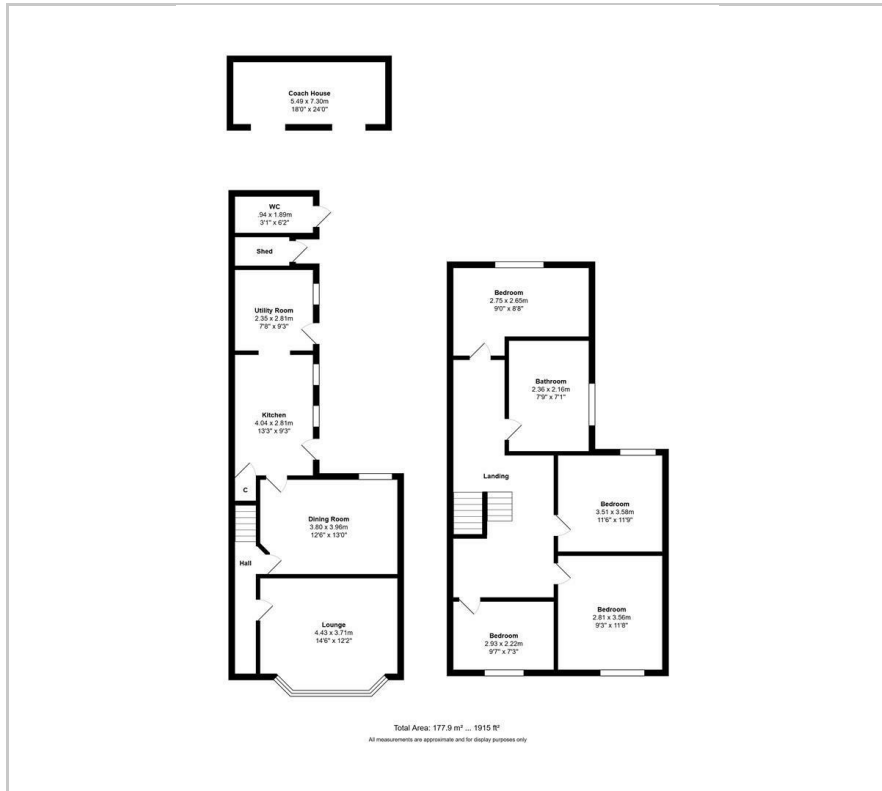
### Viewing

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
- Semi detached
- **NO CHAIN**
- Lounge with bay window
- Spacious dining room
- Galley kitchen
- Three piece bathroom
- Driveway parking
- Large sun catching garden
- Viewings available upon request



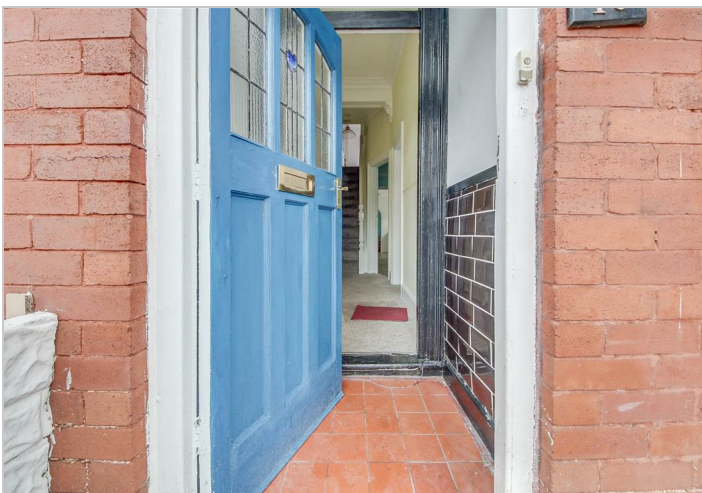
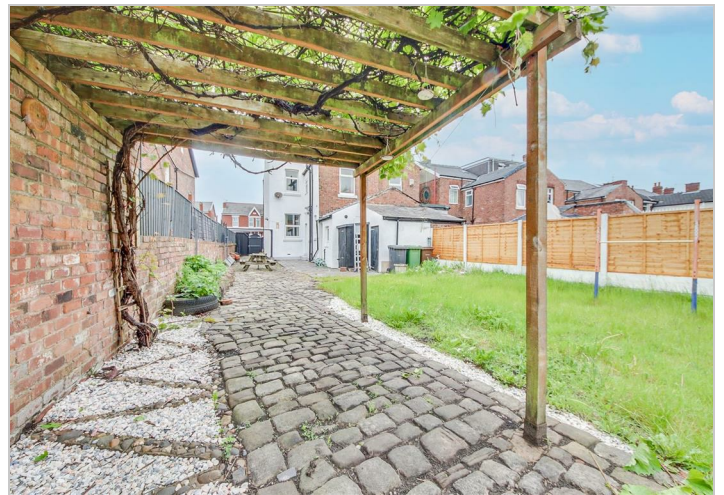
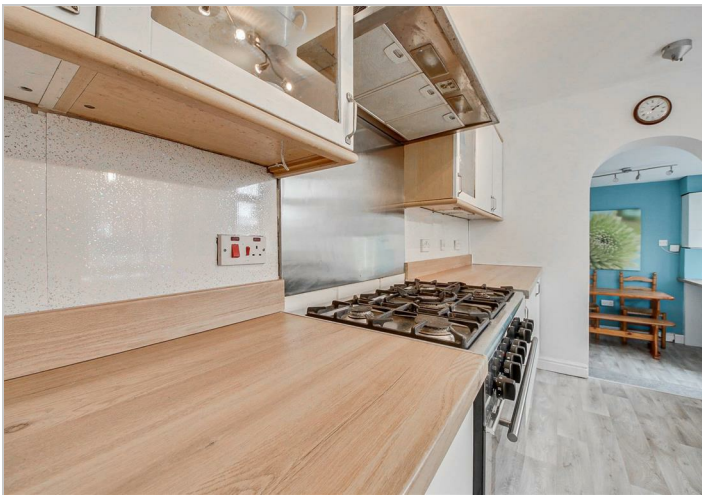
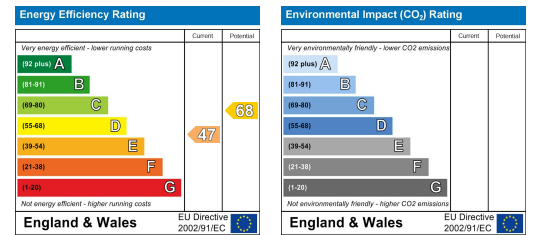
## Floor Plan



## 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.