



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Riding Street

Southport, PR8 1EW

**Offers In Excess Of £240,000**

Flexi Agent are proud to present this fantastic opportunity to acquire this six bedroom semi detached property located in the heart of Southport Town centre. The property is surrounded by a multitude of local amenities including supermarkets, shops, restaurants, bars and some great transport links to the north west with the train station just a few minutes walk away. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of a large entrance hallway to the ground floor with the key rooms leading from it. To the front of the property is a good size lounge with a large window allowing ample natural light to fill the room. The dining room sits just behind the lounge, this room could have various uses including a second sitting room, playroom or home office. To the rear of the property is the good size modern kitchen with plenty of cupboard space, built in appliances and ample work surface finished in a wood effect work top.

The kitchen itself is finished in a matt grey slab style with a white subway tile. There is also plenty of space in the kitchen to place a dining table creating a main social space of the home. Behind the kitchen is a utility room with more storage and a shower room with built in shower cubicle and WC. To the first floor are two double bedrooms a third single bedroom which could also be used as a home office, a family bathroom and a separate WC. To the second floor are a further three double bedrooms.

Externally the property benefits from off street parking which is great for a town centre location, the driveway is large enough for multiple vehicles. Side access to the rear court yard garden which is walled all the way around.

- Six Bedroom Semi Detached
- Ample Driveway Parking
- Surrounded With Local Amenities
- Downstairs WC
- NO CHAIN
- Five Double Bedrooms
- Modern Fitted Kitchen
- Fantastic Transport Links
- Utility Room
- Viewings Available Upon Request

### Viewing

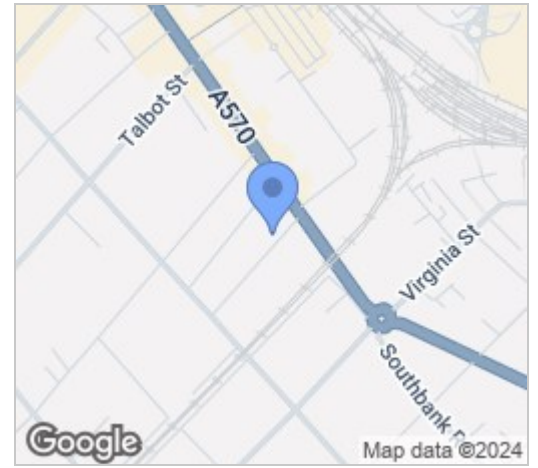
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



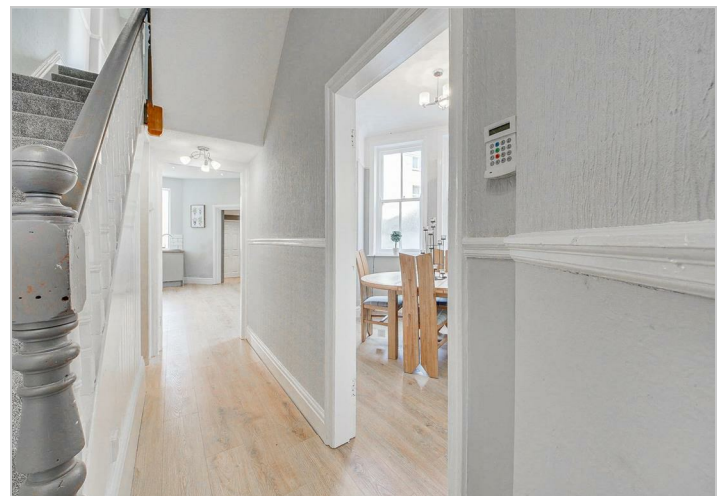
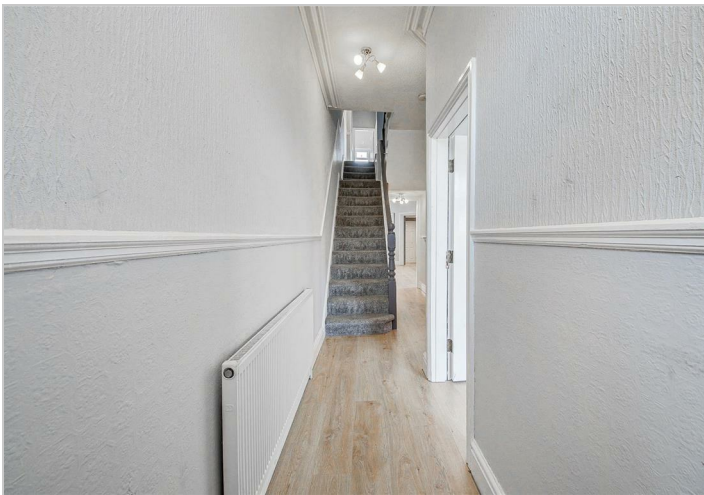
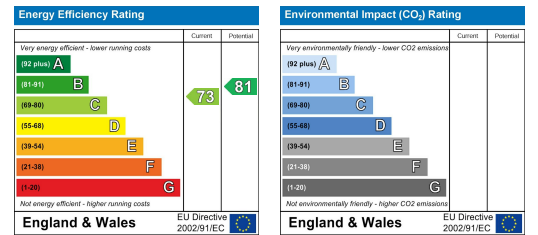
## Floor Plan



## Area Map



## Energy Efficiency Graph



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