



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road

Southport, PR8 4PD

**Offers In Excess Of £250,000**

Flexi Agent are delighted to promote this three bedroom semi detached property to the open sales market. Situated with easy access to Birkdale Village and the plethora of amenities on offer. Award winning schools are close by, as well as shops, bars, boutiques and Birkdale Village Train Station.

The property briefly comprises of; entrance hall, WC, newly updated kitchen with integrated appliances & additional worktop space plus breakfast room, spacious reception room with double doors leading to rear.

The first floor briefly comprises of; three bedrooms with master featuring ensuite, three piece family bathroom & storage cupboard.

Externally the property offers; driveway parking to the front, to the rear offers a private sun catching garden & paved seating area.

Viewings available upon request.

Freehold  
EPC: B  
Council tax band: C

Three bedroom

Semi detached

New kitchen with integrated appliances & additional worktop space

Spacious reception room with double doors leading to rear

Master bedroom with ensuite

Three piece family bathroom

Driveway parking to the front

Private sun catching garden & paved seating area

Easy access to Birkdale Village

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.



3



2



1



B

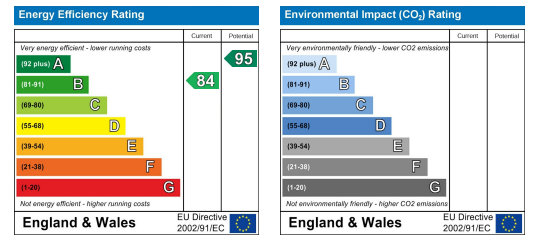
## Floor Plan



## Area Map



## Energy Efficiency Graph



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