



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Duke Street

Southport, PR8 5EN

**Offers In Excess Of £300,000**

Flexi-Agent is delighted to present this well-presented four-bedroom semi-detached LOFT CONVERSION WITH EXTENSIONS TO REAR & NEW FEATURES property to the open market. Located in this sought-after residential area of Birkdale, it is surrounded by a wealth of local amenities, has easy access to local transport links & is close to both Birkdale village & Southport town centre. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of: entrance porch, hallway, living room with bay window, rear dining room, NEW Howdens kitchen which can be painted any colour, orangery with folding doors leading to rear, utility room, WC & NEW BOILER.

The first floor briefly comprises of three bedrooms, NEWLY installed three piece bathroom & storage cupboard.

The loft conversion / second floor briefly comprises of, bedroom, cupboard & eves storage.

Externally the property offers: New driveway to the front, to the rear offers two extensions to rear which completed last summer, landscaped south-west facing rear garden & seating area.

Further new features:

- New flooring throughout
- New doors throughout some of the property

- Four bedroom semi detached
- NO CHAIN
- Loft conversion
- EXTENSIONS TO REAR
- NEW Howdens kitchen
- Living room with bay window
- NEWLY installed three piece bathroom
- Landscaped south-west facing rear garden
- NEW driveway
- 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.





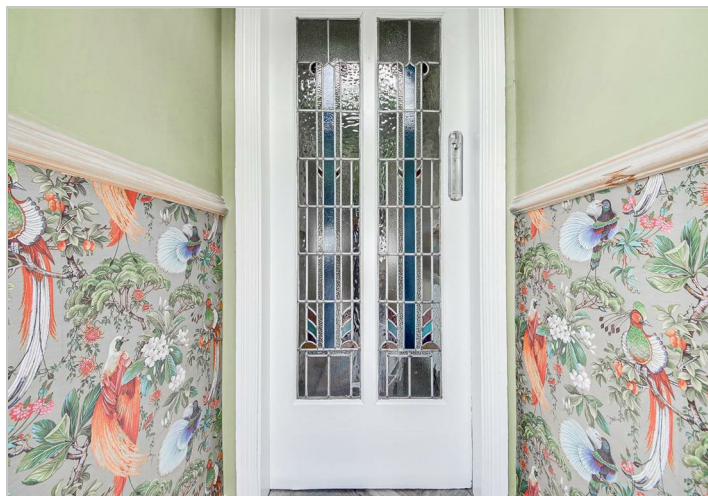
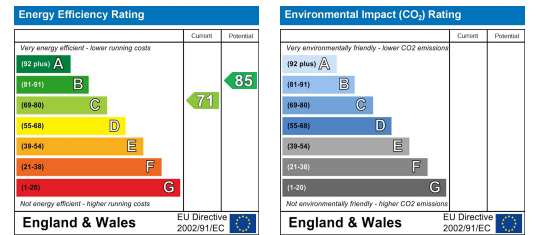
## Floor Plan



## 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.