



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Boundary Street

Southport, PR8 5EJ

**Offers In Excess Of £150,000**

Flexi Agent are pleased to present this two DOUBLE bedroom, semi-detached freehold property to the open sales market. The property is in an excellent location, being situated within walking distance of Birkdale village and a plethora of amenities on offer. Available for purchase with NO CHAIN, an ideal first time / investment purchase.

The property briefly comprises; entrance hallway, open plan living diner and kitchen to the ground floor. The first floor offers two double bedrooms and a sizeable family bathroom.

Externally, the property offers driveway parking to the front and a rear SOUTH-WESTERLY facing garden with paved entertaining space. NO CHAIN.

Viewing is available immediately by appointment.

NO CHAIN  
Freehold  
EPC: C  
Council tax band: B

### 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.

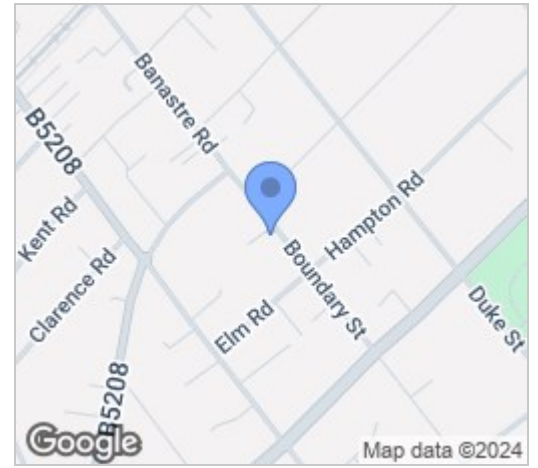
- Two DOUBLE bedrooms
- Semi-detached
- Circa 927 square feet
- Two spacious reception rooms
- Large family bathroom
- Driveway parking
- South-west facing rear garden
- Packed with potential
- Excellent location, walking distance to Birkdale village
- NO CHAIN



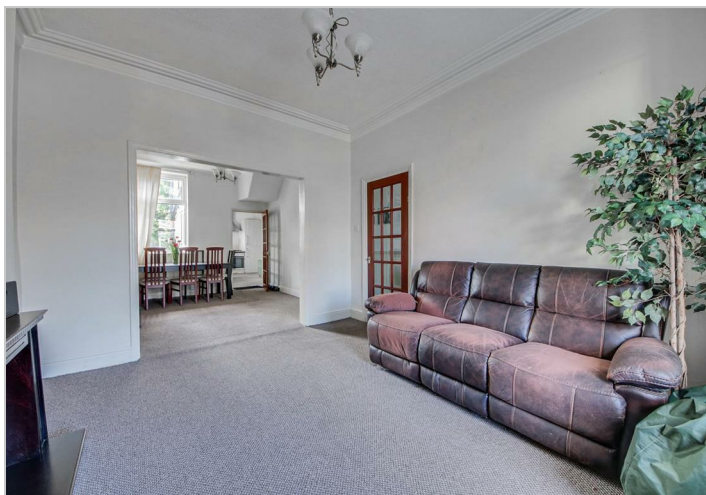
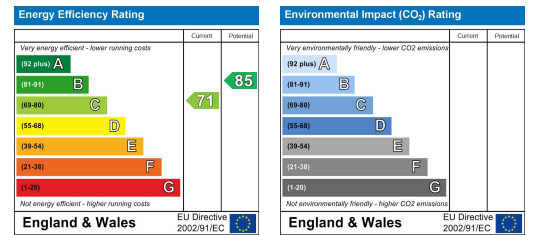
## Floor Plan



## 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.