



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Vaughan Road

Birkdale, Southport, PR8 4BX

**Offers In Excess Of £280,000**

Flexi Agent are pleased to present this three bedroom semi detached property to the open sales market. The property is in an excellent location, being situated stones throw away from Birkdale village with a plethora of amenities on offer & short distance into Southport town centre.

The property briefly comprises of; entrance hall, bay window front lounge, lounge diner, spacious kitchen with double doors leading to rear, four piece family bathroom.

The first floor briefly comprises of; three generously sized bedrooms with master featuring ensuite.

externally the property offers driveway parking to the front, to the rear offers a courtyard entertainment area followed by a generously sized sun catching garden.

Viewings available upon request.

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.

- Three bedrooms
- Semi detached, circa 1208 sqft
- Front lounge with bay window
- Spacious kitchen
- Four piece family bathroom
- Master with ensuite
- Driveway parking
- Generously sized rear sun catching garden
- Stones throw away from Birkdale village
- Viewings available upon request



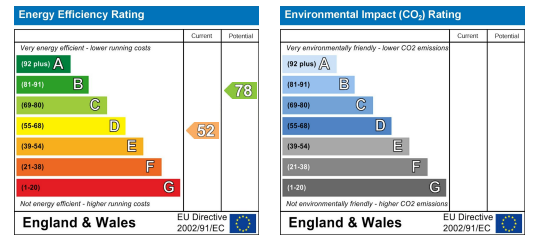
## Floor Plan



## Area Map



## Energy Efficiency Graph



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