



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Craven Close

Southport, PR8 6RJ

**Offers In Excess Of £130,000**

Flexi-Agent are delighted to present this three bedroom detached property to the open market. Located a short distance from Meols Cop Retail Park, short drive from Southport town centre & Birkdale village all of which offering an abundance of local amenities, shops, cafes, bars & fantastic schools.

The property briefly comprises of; entrance hall, WC, nicely presented kitchen with integrated appliances & storage cupboard, spacious lounge.

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

Externally the property offers drive parking to the front, to the rear offers a courtyard entertainment area & generously sized sun catching garden.

Viewings available upon request.

Leasehold  
Service charge £19.43 PCM  
Ground rent £275.69 Annual service charge  
Shared ownership 50% share  
Council tax band: C  
EPC: B

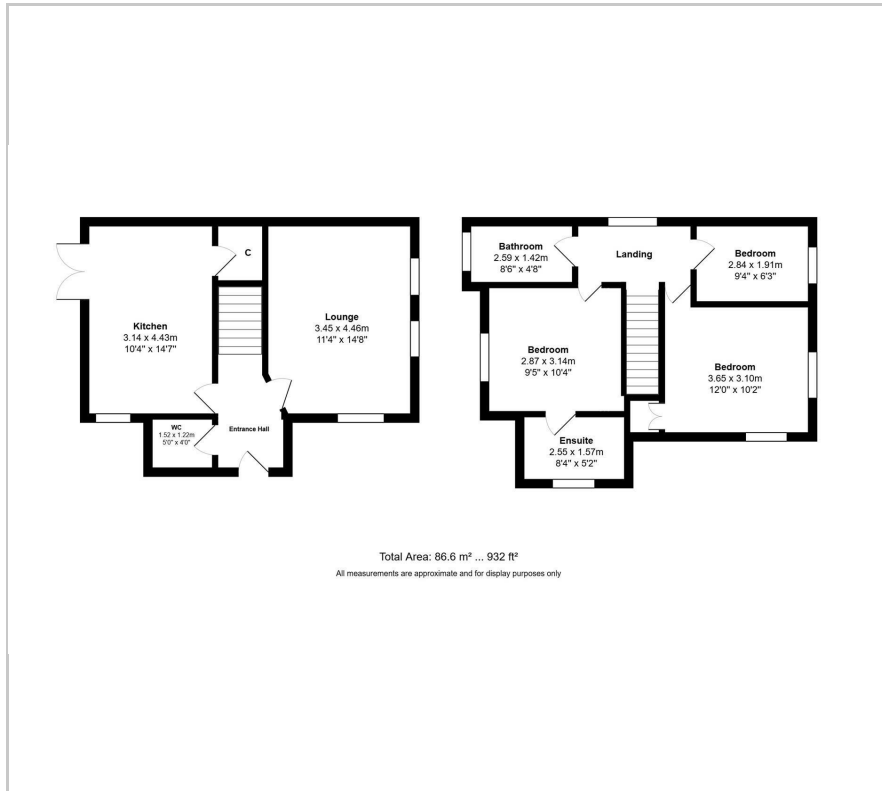
- Three bedroom
- Detached
- Nicely presented kitchen
- Spacious lounge
- Master bedroom with ensuite
- Three piece bathroom
- Front drive parking
- Generously sized rear sun catching garden
- Short distance from Meols Cop Retail Park
- Viewings available upon request

### 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.



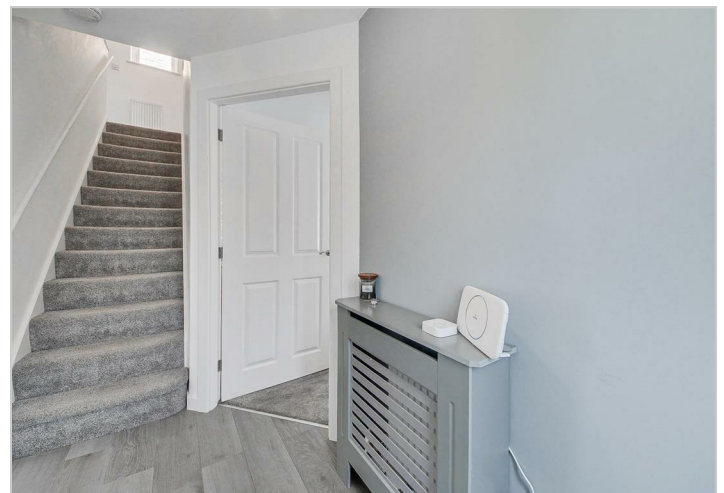
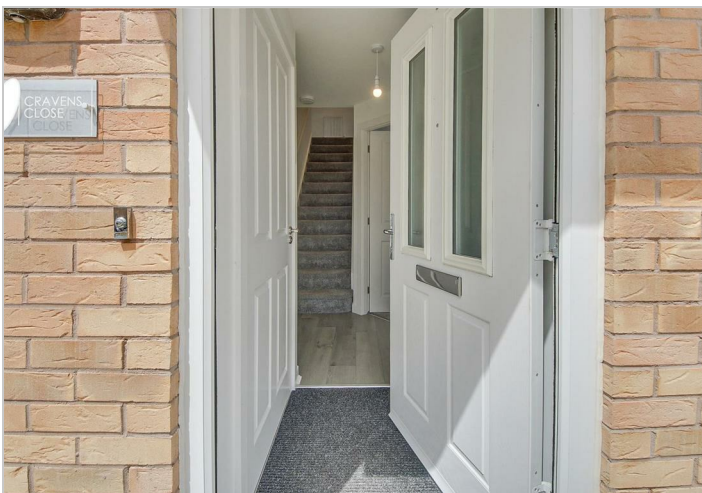
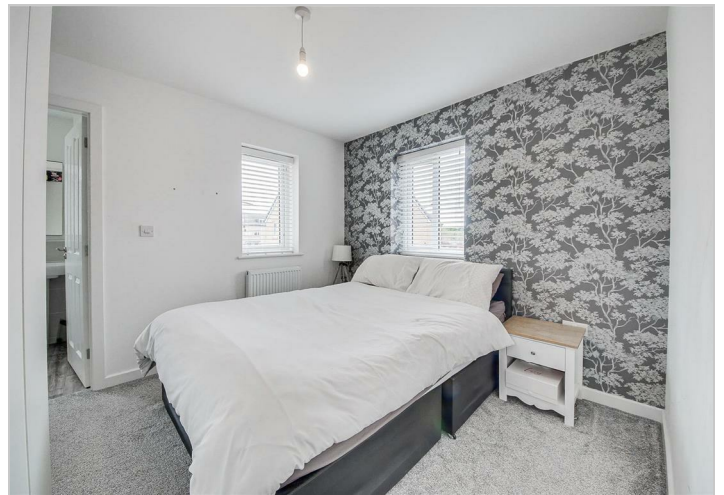
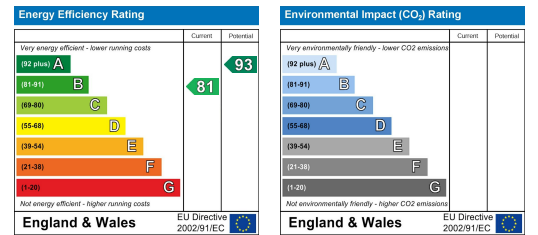
## Floor Plan



## 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.