



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cemetery Road

Southport, PR8 6RH

**£1,600 Per Month**

\*\*\*FULLY FURNISHED - ALL INCLUDED\*\*\* Flexi Agent are proud to promote this exceptional, fully renovated three bedroom semi-detached family home to the open sales market. The property was taken back to brick in 2023 and has been fully restored to exacting standard throughout. The property is situated in a desirable residential location.

The property briefly comprises; entrance hall, open plan living diner, downstairs WC cloakroom, fitted kitchen with high specification integral appliances with bi-folding doors leading to the garden, utility room, downstairs bedroom with en-suite three piece shower room. The first floor offers two spacious double bedrooms with integrated wardrobes and a four piece family bathroom.

Externally, the property has a newly laid block paved driveway and a private landscaped sun-catching rear garden with a storage outbuilding.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewing is available immediately by appointment.

### 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 DOUBLE bedrooms, FULLY FURNISHED
- Semi-detached property
- Fully renovated, to exacting standards throughout
- Open plan living
- Brand new fixtures & fittings throughout, renovation completed in 2023
- Spectacular fully fitted kitchen with integrated appliances
- Two newly installed bathrooms
- Block paved driveway parking
- Landscaped rear garden
- 12 Month upfront rent required



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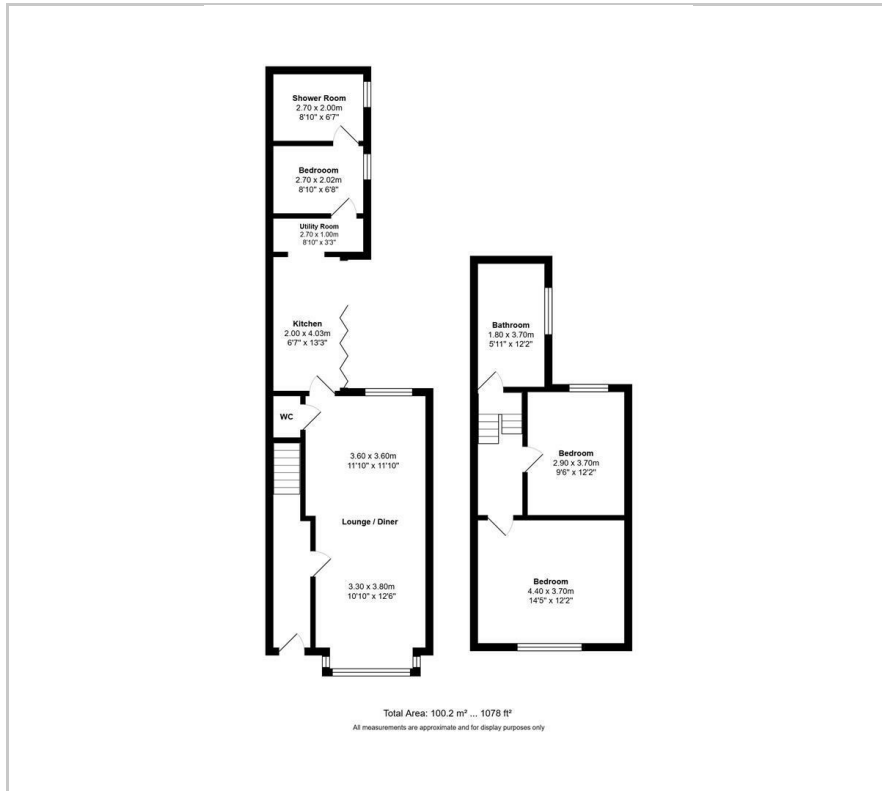
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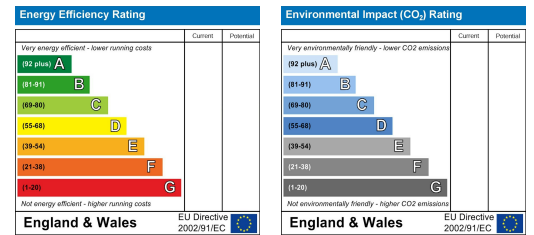
## Floor Plan



## 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.