



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Preston New Road

Southport, PR9 8NT

**Offers In The Region Of £280,000**

Flexi Agent are proud to promote this three bedroom detached property situated on the A565 offering excellent public transport links, short distance from Churchtown Village, Botanic Gardens & short drive or bus into Southport Town Centre.

The property briefly comprises of; entrance hall, front lounge with bay window, spacious dining room leading to conservatory, galley style kitchen.

The first floor briefly comprises of; three bedrooms & three piece family bathroom.

Externally the property offers a large front driveway & low maintenance garden, to the rear offers a lean to carport, detached garage & nicely presented sun catching garden.

Viewings available upon request.

Freehold  
Council tax band: D  
EPC: C

- Three bedroom
- Detached
- Bay window front lounge
- Spacious dining room
- Conservatory
- Galley style kitchen
- Three piece family bathroom
- Large front driveway
- Nicely presented sun catching garden & detached garage
- 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.



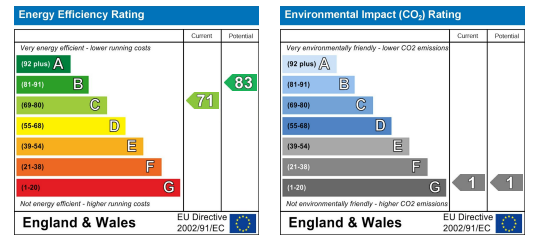
## Floor Plan



## Area Map



## Energy Efficiency Graph



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