



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Clifton Road Southport, PR8 6HL

**Offers Over £195,000**

Flexi-agent are delighted to present this three bedroom semi-detached property to the open market, located in a sought after cul-de-sac location it is surrounded by several award-winning schools, is a stones throw from Kew Retail Park with several options for shops and supermarkets, close to well-known restaurants and has easy access in and out of Southport via Scarisbrick New Road.

The property briefly comprises; entrance vestibule, spacious living Room featuring a bay window and a fuel burning stove, bright dining room with a decorative iron fireplace, kitchen featuring plenty of storage space and a side door leading to the patio entertaining area of the rear garden, family sized bathroom with fitted storage and a WC. To the first floor is spacious landing leading to three bright double bedrooms.

Externally, the property offers ample driveway parking and a generous rear laid to lawn garden with superb entertaining patio and decking area with a built in hot tub which is hard wired in - the garden catches sun throughout the course of the day and the rear offers a landscaped gravelled area, perfect for evening entertainment.

Viewings available upon request.

Leasehold: Details TBC  
Council tax band A

### 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 917 sqft
- Easy access in & out of Southport
- Spacious living room with bay window
- Bright dining room with a decorative iron fireplace
- Kitchen featuring plenty of storage
- Family sized bathroom & WC
- Ample driveway parking
- Generous rear laid to lawn garden with superb entertaining patio & decking area
- Viewings available upon request



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1



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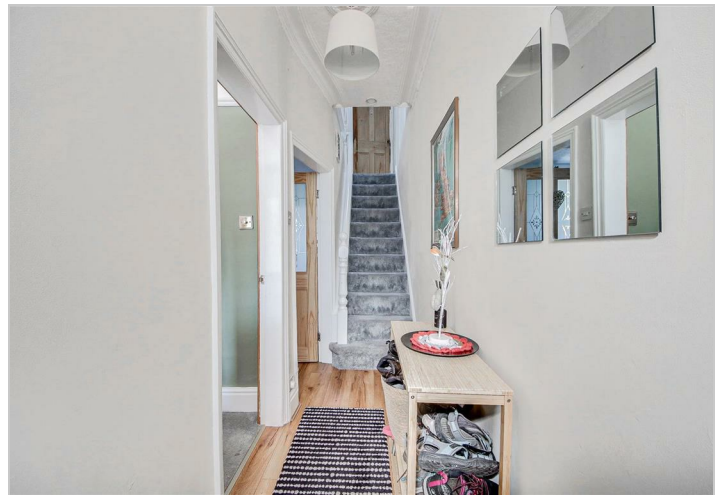
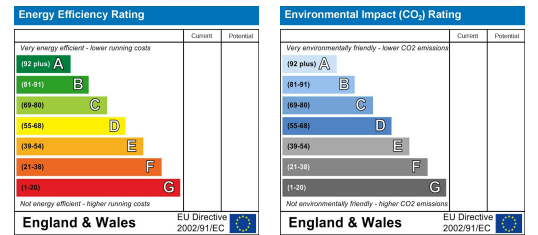
## Floor Plan



## 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.