



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Brook Street

Southport, PR9 8HY

**Offers In Excess Of £190,000**

Flexi Agent are proud to promote this NEWLY DECORATED three bedroom semi detached property to the open market. Situated in a popular residential location, short distance to Churchtown Village & Botanic Gardens as well as great transport links via the A565. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of, front lounge with bay window, spacious dining room, nicely presented kitchen.

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

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

#### \*\*\*KEY FEATURES\*\*\*

- New driveway
- New patio to the rear
- Freshly painted outside
- Lawned garden

Viewings available upon request.

- Three bedrooms
- Semi detached, Circa 896 square foot
- NO CHAIN
- Front lounge with bay window
- Spacious dining room
- Nicely presented kitchen
- Three piece bathroom
- Driveway parking
- Rear courtyard & sun catching garden
- 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.



3



1

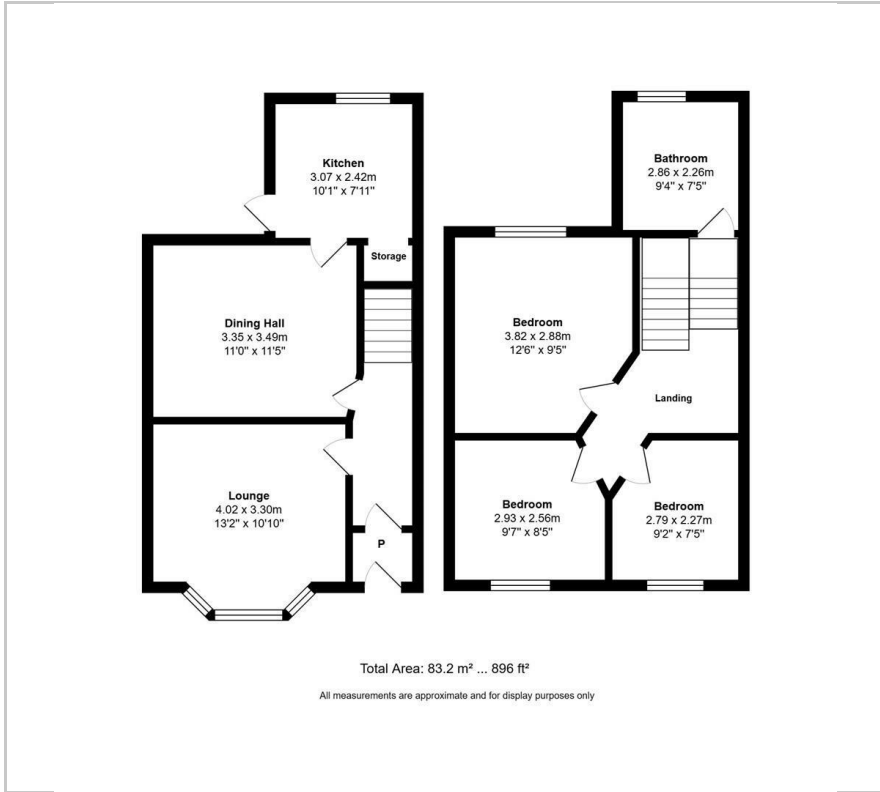


2



E

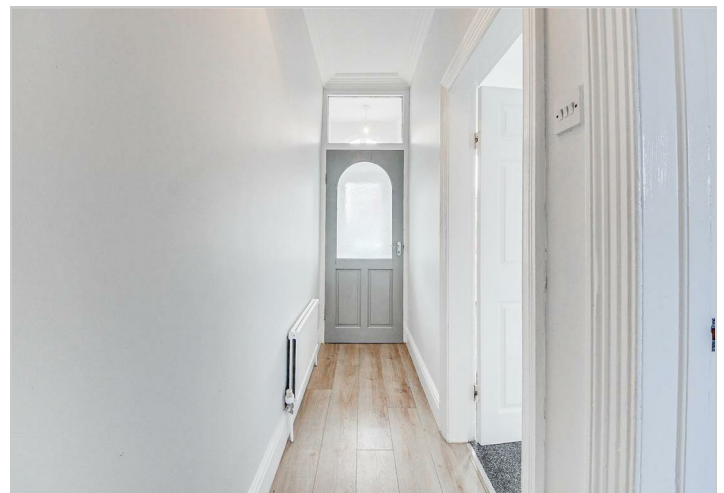
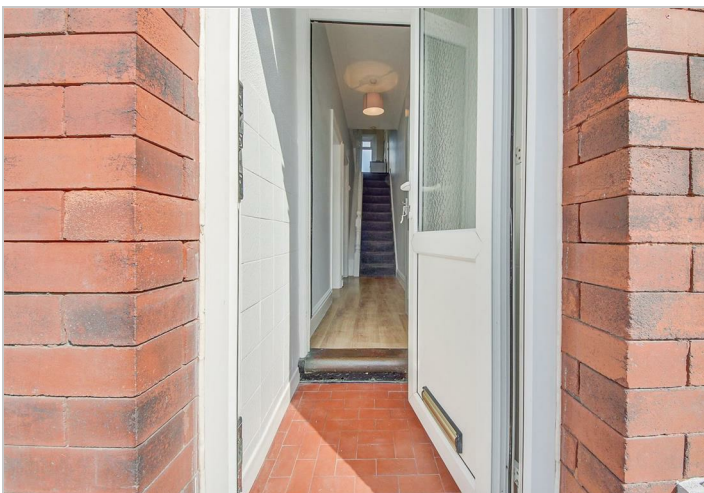
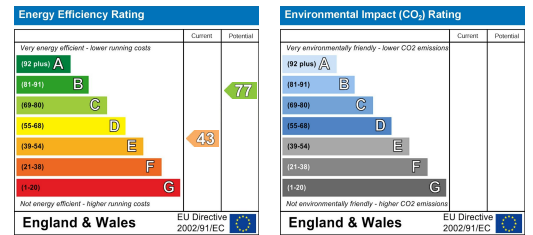
## Floor Plan



## 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.