



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Haig Avenue

Southport, PR8 6JX

Offers In Excess Of £170,000

Flexi-Agent are delighted to offer this two DOUBLE bedroom end-terraced property to the open sales market, situated in a sought after residential location, within close proximity to a wealth of amenities, including Southport Football Club, convenience stores and transport links. An exceptional first time & or family purchase!

The property has been well maintained throughout and offers a host of recent upgrades, including:

- A newly installed Worcester Bosch Combi boiler
- The property has undergone a recent rewire
- Brand new 'vaulted ceiling' roof installed in the kitchen
- Newly installed, well designed kitchen
- Brand new bathroom with 'Aqualisa' shower
- Newly extended downstairs WC cloakroom
- Beautiful, newly installed driveway parking with wrought iron double gates
- New carpet in master bedroom

The property briefly comprises: entrance porch, living room with log burning stove, dining room, and breakfast kitchen to the ground floor. Upstairs offers two well proportioned DOUBLE bedrooms and a three piece family bathroom. The loft has been boarded with lighting installed and can be accessed from the landing.

- Two double bedrooms
- Traditional Victorian style, packed with charming, original features
- Multi-fuel burner
- Ample off-street parking
- Close proximity to amenities
- End of terraced property
- Two spacious reception rooms
- Brand new kitchen
- Newly installed bathroom
- Viewing available 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.



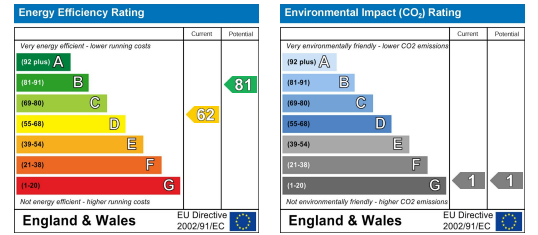
# Floor Plan



# Area Map



# Energy Efficiency Graph



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