



FLEXIAGENT

Market Leading, Independent Estate Agents



Shaws Avenue

Birkdale, Southport, PR8 4LB

Offers In Excess Of £165,000

Flexi-Agent are delighted to present this fantastic two bedroom semi detached property to the open market. Located in the sought after residential area of Birkdale, it is surrounded by a wealth of local amenities and award winning schools and is a short walk away from local transport links & Hospitals.

The property briefly comprises: Entrance hallway, living room, kitchen leading to the conservatory and a downstairs shower room. To the first floor two well proportioned bedrooms with a further box room/ study.

Externally the property benefits from sun catching rear garden and driveway parking.

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

Council Tax Band A
EPC D
Freehold.

Viewing is available immediately by appointment.

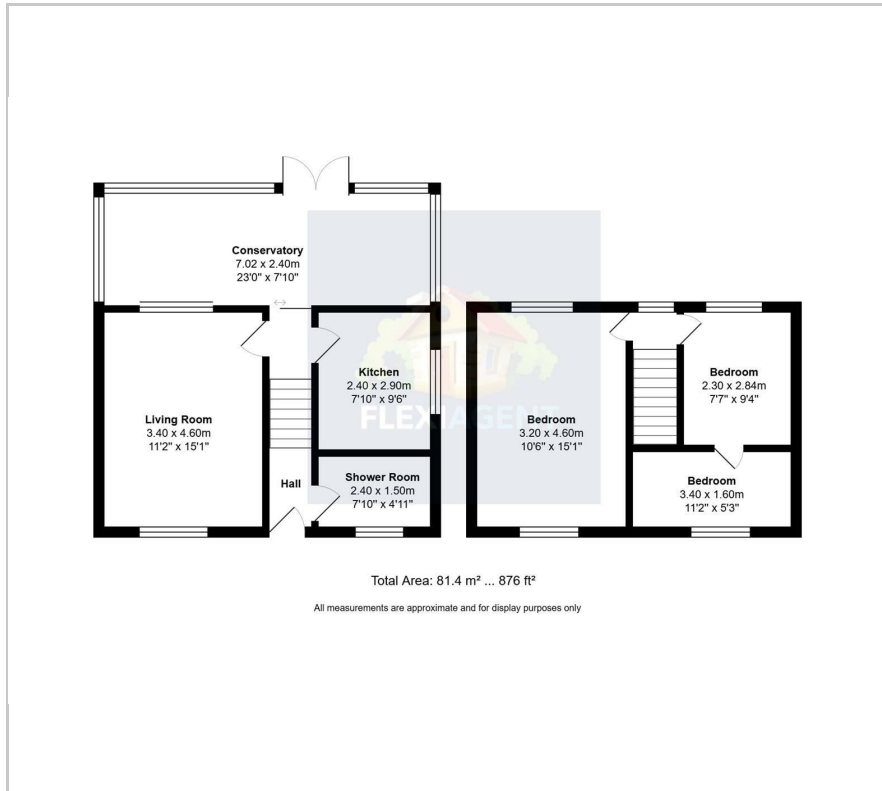
Viewing

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.

- Two bedrooms
- Sought after location
- Conservatory
- Great transport links
- Sun catching garden
- Ideal first time buy
- Council Tax Band A
- Walking distance to Birkdale Village
- Viewings available on request
- Driveway parking



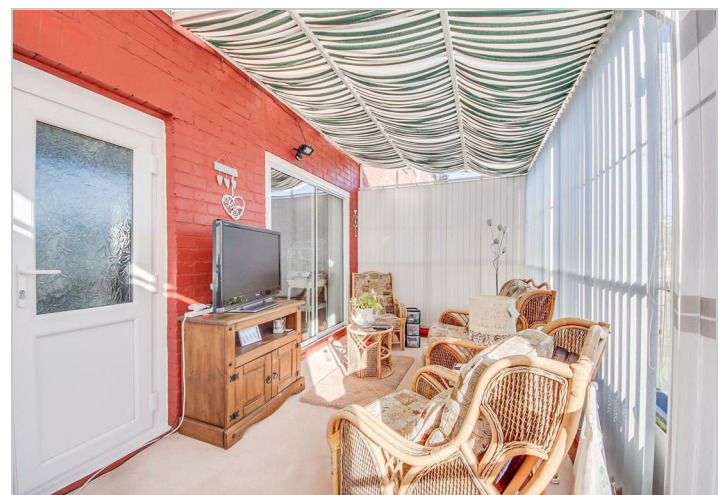
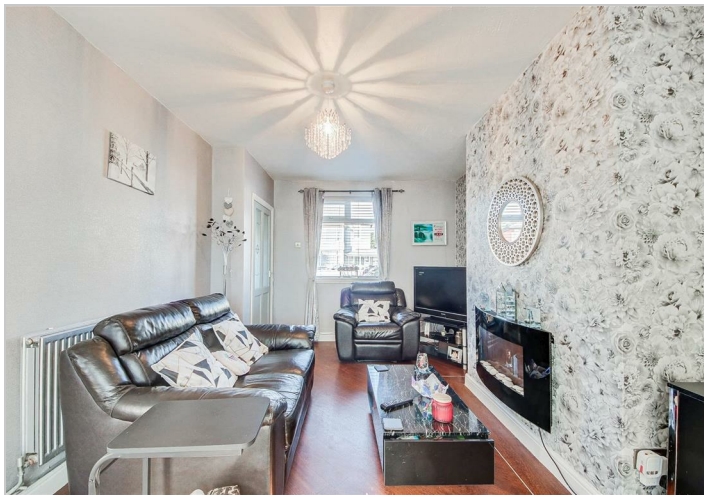
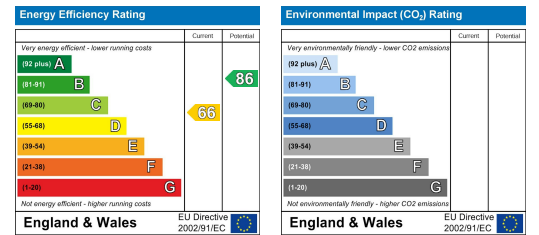
Floor Plan



Area Map



Energy Efficiency Graph



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