



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road

Southport, PR8 3BT

**Offers In Excess Of £600,000**

Flexi Agent are delighted to present this THREE BEDROOMS DETACHED property to the open market. Located on Liverpool Road in Birkdale, this property is surrounded by plenty of local amenities including shops, bars and restaurants, and is close to excellent local schools and transport links, whilst also boasting being a short walk from the famous Hillside Golf Links & Royal Birkdale Golf Club.

The property briefly comprises of: entrance porch, hallway, double bedroom, WC, front living room with bay window, spacious kitchen diner with a range of integrated appliances & double doors leading to rear.

The first floor briefly comprises of: two double bedroom with master featuring ensuite & three piece family bathroom.

Externally the property offers a gated large driveway & garden, to the rear offers a detached garage, & spacious sun catching garden.

Viewings available upon request.

Leasehold: Peppercom £10 per annum  
Council tax band: F  
EPC: B

- Three double bedrooms
- Detached, circa 2265 sqft
- Solar panels
- Front living room with bay window
- Ground floor double bedroom
- Spacious kitchen diner
- Three piece bathroom & ensuite
- Front gated driveway
- Rear 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



2

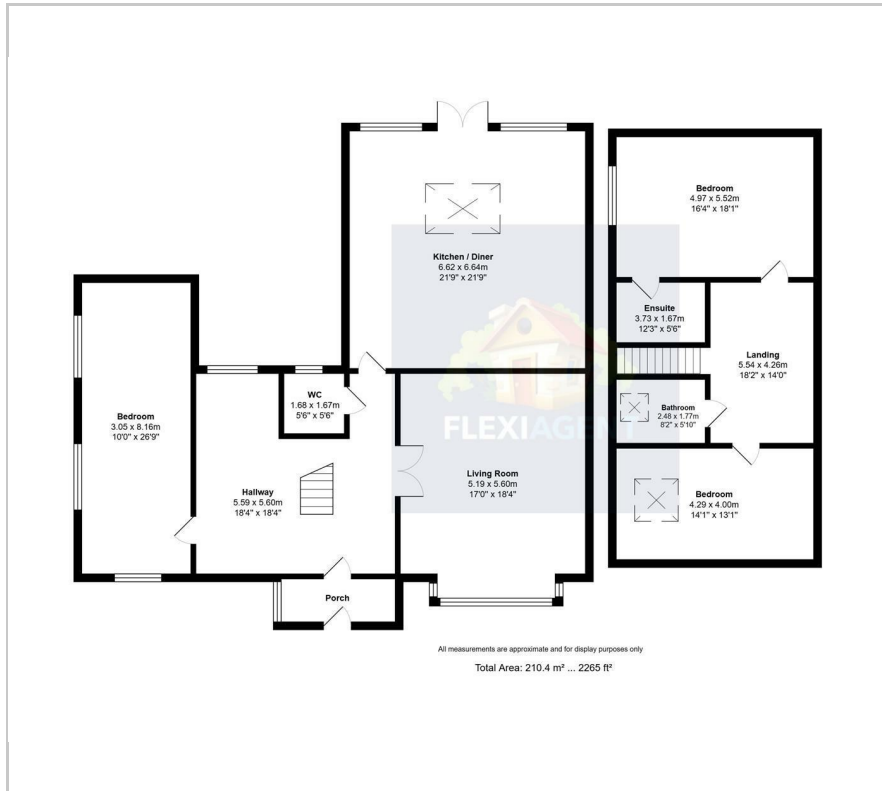


2



B

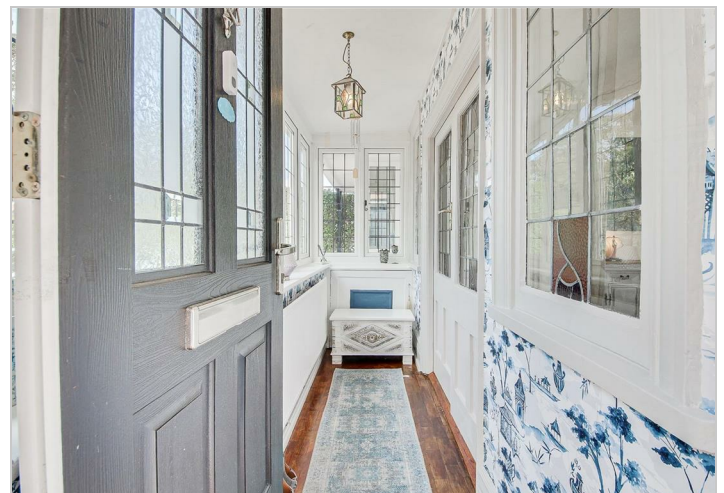
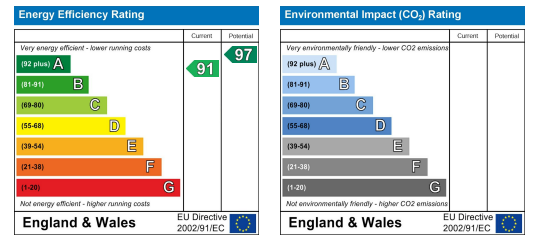
## Floor Plan



## 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.