



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road

Southport, PR8 4DA

**Offers In Excess Of £100,000**

Flexi-Agent is delighted to present this two double-bedroom duplex apartment to the open market. Situated on the first and second floors of a recently refurbished block, this property is ideally located close to Birkdale Village, offering a variety of amenities, cafes, bars, shops, and excellent transport links to Southport town centre. Birkdale Village and Birkdale train station are just a ten-minute walk away.

The property has been freshly painted throughout and features new carpets, providing a modern and welcoming feel. It briefly comprises a communal entrance hall, one double bedroom, stairs leading to the second floor, a modern four-piece bathroom, an open-plan kitchen/diner/lounge, and a second double bedroom.

Externally, the property benefits from communal parking to the front and a spacious, sun-catching communal rear garden.

Viewings available upon request.

Leasehold: Details TBC  
EPC C  
Council tax band B

### 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 double bedrooms, Duplex apartment, circa 593 sqft
- Quick walk into Birkdale village
- Positioned on the first & second floor
- Downstairs double bedroom
- Open plan kitchen diner / lounge
- A modern four piece bathroom
- Recently refurbished block with new carpets
- Sun catching communal garden
- Communal parking to the front
- Viewings available upon request



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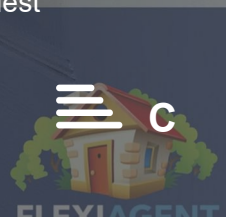
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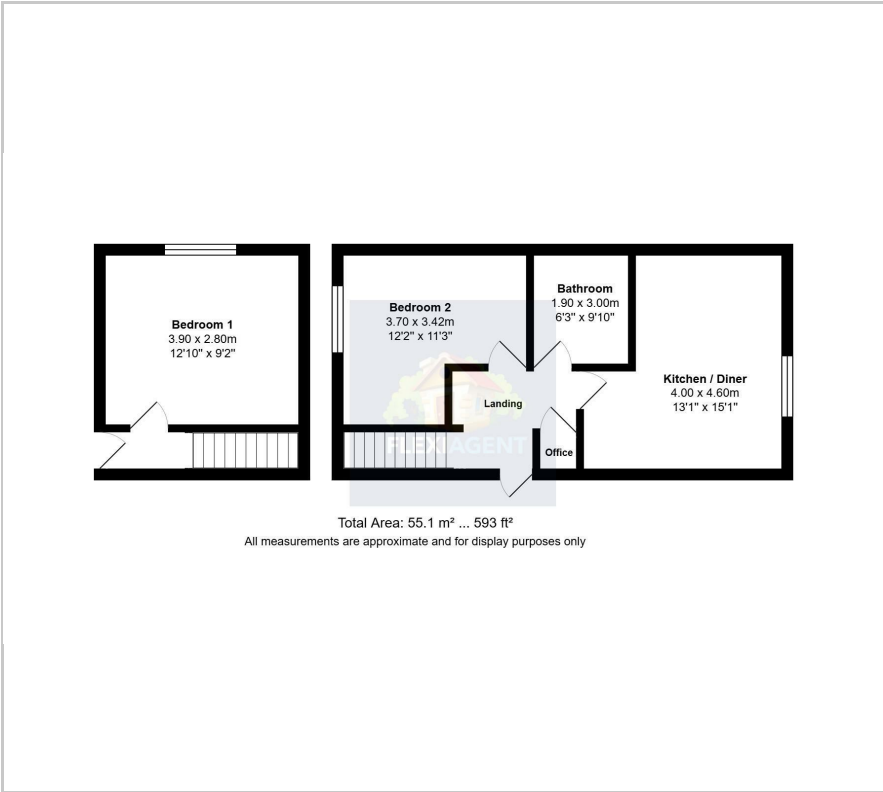


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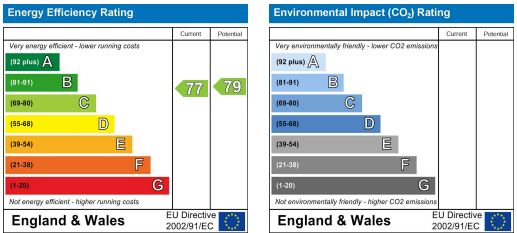
Floor Plan



Area Map



Energy Efficiency Graph



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