



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Fylde Road

Southport, PR9 9XL

**Offers In Excess Of £200,000**

Flexi-Agent are delighted to present this three bedroom semi detached house to the open market. Located in the sought after residential area of Marshside, it is surrounded by a wealth of local amenities, has easy access to the A565 leading in & out of Southport, & is close to plenty of great local schools.

The property briefly comprises: Entrance porch and hallway, spacious living room and a open plan kitchen/diner. To the first floor three well proportioned bedrooms and a family bathroom.

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

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

Council Tax Band C  
Freehold

Viewing is available immediately by appointment.

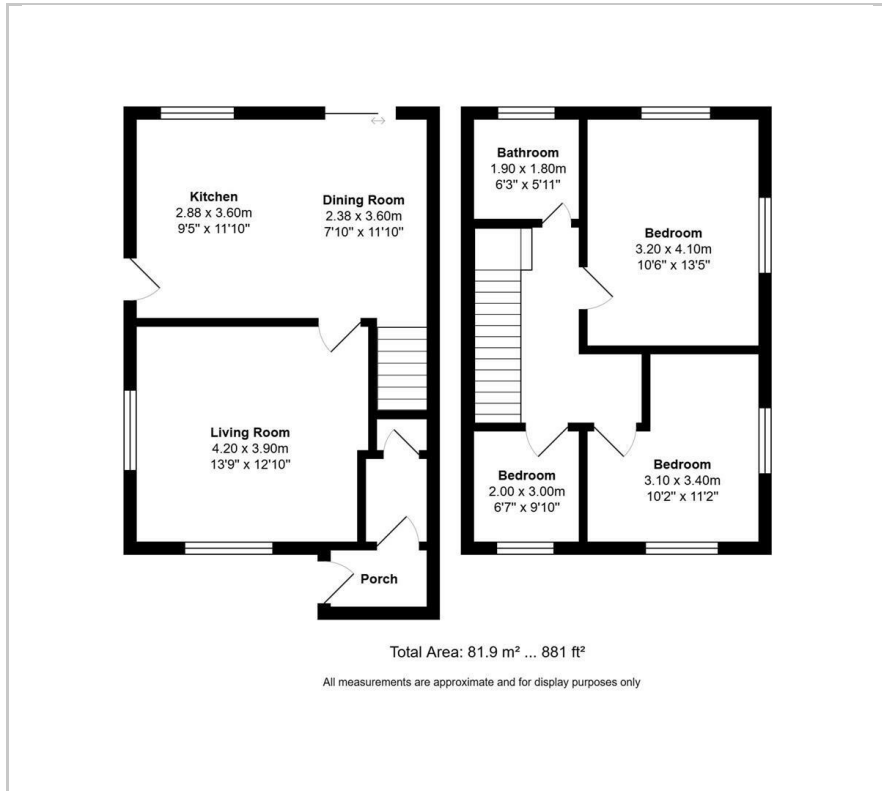
### Viewing

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.

- Three bedrooms
- Semi detached
- Freehold
- Sought after area
- Driveway parking
- Sun catching garden
- Great transport links
- Council Tax Band C
- Perfect first time buy
- Viewings available on request



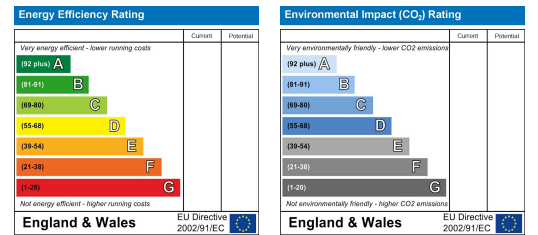
## Floor Plan



## 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.