



FLEXIAGENT

Market Leading, Independent Estate Agents



Caton Close

Southport, PR9 9XF

Offers In Excess Of £200,000

Flexi Agent are proud to promote this rare opportunity to purchase a two DOUBLE bedroom, semi-detached TRUE bungalow, situated in a prime, quiet cul-de-sac location. The property is packed with improvement potential and is offered for sale as a blank canvass, also available with NO ONWARDS CHAIN.

Caton Close is location in the Marshside district of Southport and can be accessed off Marshside Road. A host of amenities are within walking distance, as well as easy access into Churchtown village which offers a range of boutiques, bars and eateries.

The property briefly comprises; entrance hallway, an open plan living diner with sliding patio doors to the rear garden, two double bedrooms, a three piece family bathroom and a kitchen. The loft space is currently being used for storage purposes, however could be converted into additional accommodation subject to the usual permissions.

Externally, the property offers ample driveway parking to the front, a carport is offered to the side, a detached garage and a private, sun-catching garden to the rear. NO CHAIN.

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

Tenure: TBC

Viewing is available immediately by appointment.

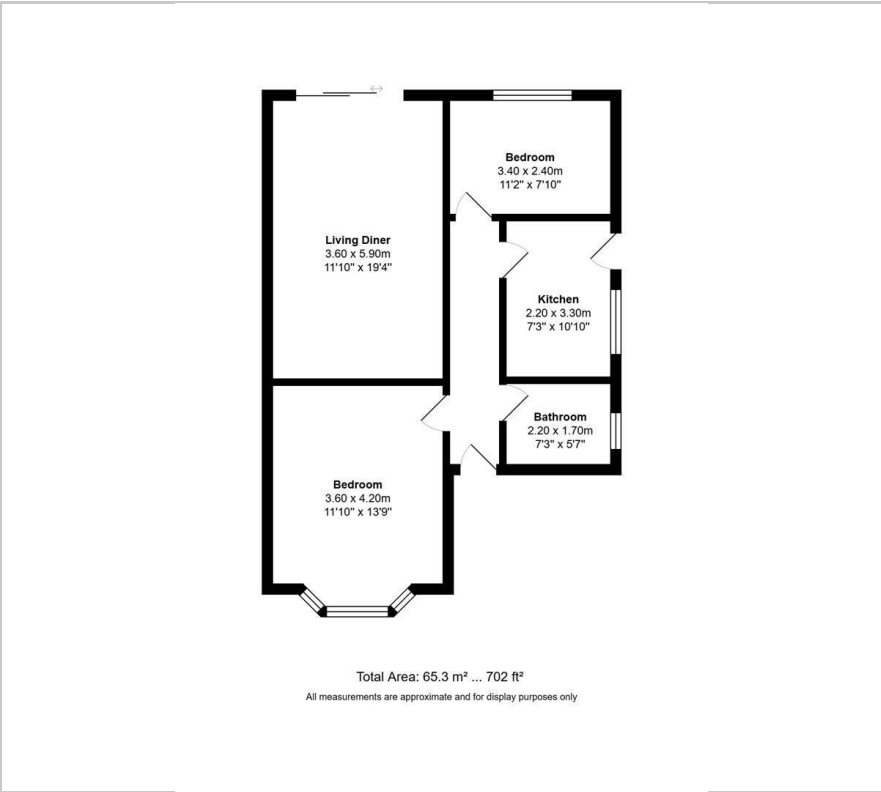
Viewing

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 double bedrooms
- Semi-detached
- TRUE BUNGALOW
- Excellent potential
- Circa 702 square feet
- Driveway parking
- Carport
- Detached garage
- Excellent residential location
- No chain



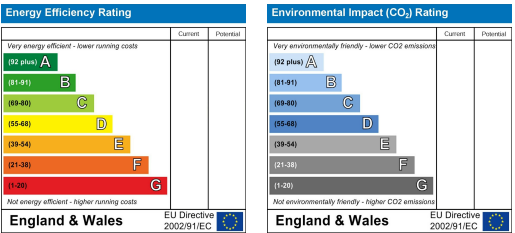
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.