



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Ruddington Road

Southport, PR8 6XD

**Offers In Excess Of £250,000**

Flexi-Agent are delighted to present this three bedroom detached property to the open sales market. The property is positioned on the sought after 'Kew' estate, providing immediately access to a wealth of amenities, including Southport centre, plentiful shops, transport links and Southport Hospital. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; vestibule entrance, WC, spacious living room, office / snug, open plan kitchen dining room with double doors to the rear.

The first floor briefly comprises of; three bedrooms with master featuring ensuite & three piece bathroom.

Externally the property offers front driveway parking & garden, to the rear offers courtyard entertainment area & sun catching garden.

Viewings available upon request.

NO CHAIN  
Freehold  
EPC D  
Council tax band D

### 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
- Detached, circa 925 sqft
- NO CHAIN
- Spacious living room
- Open plan kitchen dining room
- Office / Snug
- Three piece bathroom & ensuite
- Front driveway parking
- Rear courtyard & sun catching garden
- Viewings available upon request





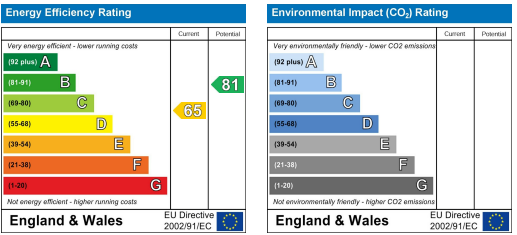
Floor Plan



Area Map



Energy Efficiency Graph



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