



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sidney Road

Southport, PR9 7EY

**Offers Over £190,000**

Flexi-Agent are delighted to present this spacious TWO DOUBLE BEDROOMS SEMI DETACHED family home, situated in a sought after residential location, within walking distance to Churchtown village where a plethora of shops, schools, transport links and more are all within easy access, making this an ideal established family home or first time buy. Available for purchase with NO ONWARDS CHAIN.

The property sits on an extensive corner plot and briefly comprises; Entrance porch, 19ft lounge, further reception room, fitted kitchen which opens into a dining room, additional rear entrance porch and a useful utility room.

The first floor landing leads to two generous double bedrooms and a recently fitted contemporary fitted family bathroom with under floor heating.

Externally, there is ample off-road parking and garden to the front with side access leading to a generous enclosed lawned garden with a separate outbuilding/garage.

The property has been partially renovated the property including; electrical re-wire, newly installed boiler, bathroom and have had roof repairs carried out.

Freehold  
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 bedrooms, Semi detached
- Extensive corner plot
- Freehold
- Contemporary fitted bathroom
- Three reception rooms
- Partial renovations completed
- Re-wire, boiler, roof repairs
- Investment opportunity
- Generous garden with an outbuilding/garage
- Viewings available upon request



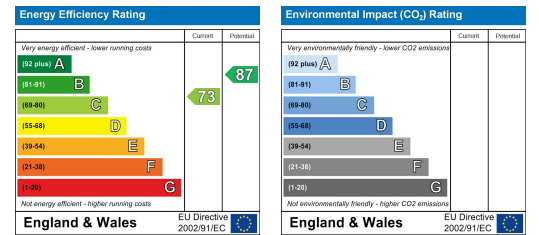
## Floor Plan



## Area Map



## Energy Efficiency Graph



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