



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Tithebarn Road

Southport, PR8 6AG

**Offers In Excess Of £300,000**

Flexi-Agent is pleased to promote this five-bedroom semi-detached property to the open sales market. The property is located in an extremely popular & most convenient residential location within proximity to local amenities and popular schools, nearby is the charming village of Churchtown with its independent shops and restaurants. Situated just over one mile away is Southport Town Centre & the plethora of amenities on offer!

The property briefly comprises: Entrance porch and hallway, a spacious front living room with a feature bay window and log burning stove, a second well-proportioned reception room leading to the spacious modern open plan kitchen/diner with integrated appliances, utility room and downstairs WC.

To the first floor four good sized bedrooms and a three piece family bathroom, further stairs lead to the second floor and another double bedroom with ample eaves storage.

Externally the property benefits from ample driveway parking and a sun-catching rear garden with brick built outbuilding.

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

Council Tax Band C  
EPC 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.

- Five bedrooms
- Extended
- Semi detached
- Sought after area
- Great transport links
- Circa 1991 Square feet
- Council Tax Band A
- Freehold
- Sun catching garden
- Viewings available on request



5



1



2



C



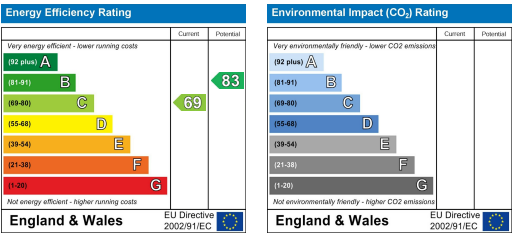
Floor Plan



Area Map



Energy Efficiency Graph



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