



FLEXIAGENT

Market Leading, Independent Estate Agents



Southbank Road

Southport, PR8 6QL

Offers In Excess Of £265,000

Flexi Agent is delighted to present this THREE DOUBLE BEDROOMS SEMI DETACHED WITH LOFT EXTENSION property to the open market. The property is situated in a prime, central Southport location and offers excellent access to a wealth of local amenities, including the bustling Lord Street shopping boulevard, award winning local schools and excellent transport links.

The property briefly comprises of; entrance porch, front lounge with bay window, dining room, shower room, open plan galley style kitchen with underfloor heating, reception room with double doors to the rear.

The first floor briefly comprises of; two double bedrooms & four piece bathroom.

The second floor / loft extension briefly comprises of; double bedroom & shower room.

Externally the property offers front driveway parking & through road to shared area, to the rear offers a private sun catching garden.

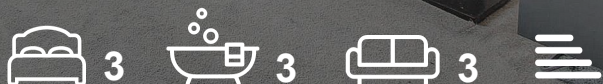
Viewings available upon request.

Freehold
Council tax band C

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.

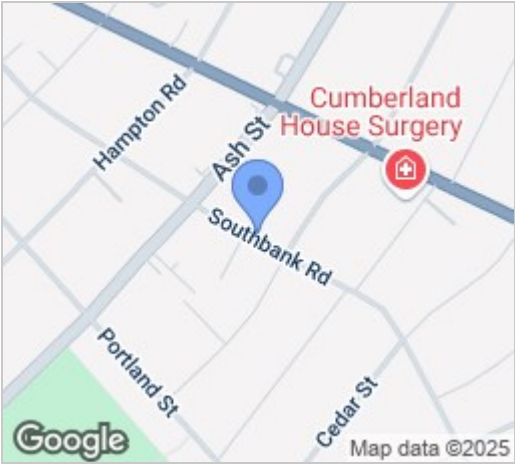
- Three double bedrooms
- Semi detached, circa 1614 sqft
- Loft extension
- Front lounge with bay window
- Open plan kitchen reception room
- Four piece bathroom & two shower rooms
- Front driveway parking
- Rear sun catching garden
- Central Southport location
- Viewings available upon request



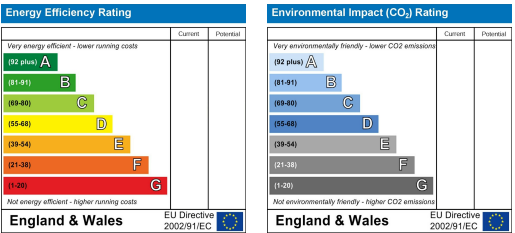
Floor Plan



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