



## Warwick Street

Southport, PR8 5ES

**£140,000**

\*\*\*FOR SALE BY AUCTION\*\*\*

\*\*\*AUCTION START TIME: 10AM THURSDAY 12th June 2025\*\*\*

\*\*\*AUCTION END TIME: 1PM THURSDAY 12th June 2025\*\*\*

\*\*\*CASH BUYERS ONLY\*\*\*

GUIDE PRICE - £122,000

RESERVE PRICE - £132,200

Flexi-Agent are delighted to present this two bedrooms terraced property to the open market. Located in the sought after area of Birkdale, it is surrounded by a wealth of local amenities, is a short walk from local transport links & the bustling Birkdale village with its array of restaurants, bars & shops as well as Southport town centre a short distance away. Ideal first time buy or investment & available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of, front lounge, rear dining room, nicely presented kitchen.

- Two bedrooms
- Semi detached, circa 752 sqft
- Ideal first time buy or investment
- NO CHAIN
- Two reception rooms
- Nicely presented kitchen
- Three piece bathroom
- Front driveway parking
- Private sun catching garden
- Viewings available upon request

### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.





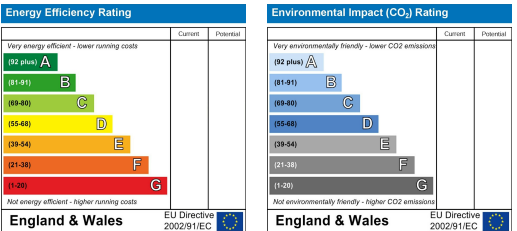
Floor Plan



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.