



FLEXIAGENT

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Scarisbrick Street

Southport, PR9 0UD

£80,000

Flexi-Agent is delighted to present this TWO DOUBLE BEDROOM second floor apartment to the open market. Situated walking distance Southport Town Centre the property is a stones throw away from a plethora of amenities including popular restaurants, bars and shops. Close to Southport train station the property also has great transport links. The property is available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; galley style compact user friendly kitchen, spacious lounge diner with bay window, three-piece bathroom, two double bedrooms & storage cupboard.

Externally the property offers low maintenance communal garden & allocated resident parking.

Viewings available upon request.

NO CHAIN

Leasehold: £1421.62 annual service charge

EPC D

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 double bedroom
- Second floor apartment
- Galley style compact user friendly kitchen
- Spacious lounge diner with bay window
- Three-piece bathroom
- NO CHAIN
- Walking distance to Southport town centre
- Low maintenance communal garden
- Allocated resident parking
- Viewings available upon request



The floor plan shows a rectangular apartment layout. On the left side, there are two bedrooms stacked vertically. The top bedroom is 3.22 x 3.50m (10'7" x 11'6") and the bottom bedroom is 3.27 x 3.35m (10'9" x 11'0"). To the right of the bedrooms is a central hall (1.44 x 3.36m / 4'9" x 11'0") with a storage room (S) located at the bottom. To the right of the hall is a bathroom (1.39 x 2.67m / 4'7" x 8'9") and a kitchen (3.97 x 1.75m / 13'0" x 5'9"). To the right of the kitchen is a lounge/diner area (4.05 x 4.41m / 13'4" x 14'6"). The apartment has a front entrance on the right side, indicated by a set of double doors. The total area is 79.8 m² (859 ft²).

Room	Dimensions (m)	Dimensions (ft)
Bedroom (Top Left)	3.22 x 3.50m	10'7" x 11'6"
Bedroom (Bottom Left)	3.27 x 3.35m	10'9" x 11'0"
Hall	1.44 x 3.36m	4'9" x 11'0"
Bathroom	1.39 x 2.67m	4'7" x 8'9"
Kitchen	3.97 x 1.75m	13'0" x 5'9"
Lounge / Diner	4.05 x 4.41m	13'4" x 14'6"
Storage (S)	-	-
Total Area	79.8 m²	859 ft²

All measurements are approximate and for display purposes only

A map of Southport, Merseyside, showing the location of Southport College. The college is marked with a blue pin icon. The map includes labels for 'Southport College', 'Church St', 'Morningson Rd', 'Derby Rd', and 'Southport' (with a train icon). The Google logo and 'Map data ©2025' are visible at the bottom.

Energy Efficiency Rating

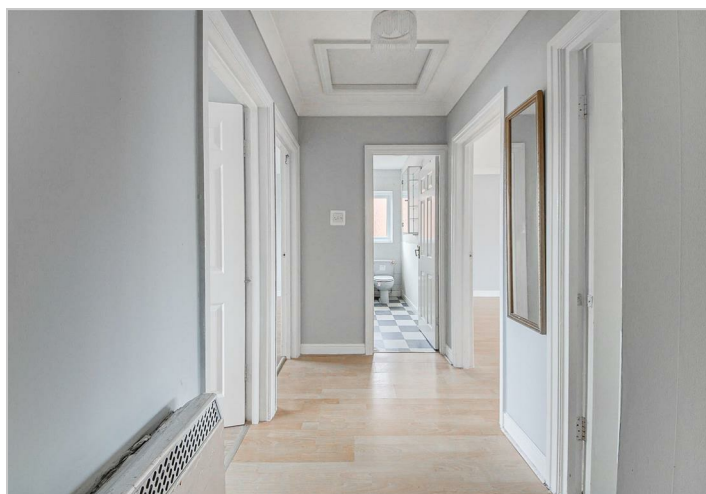
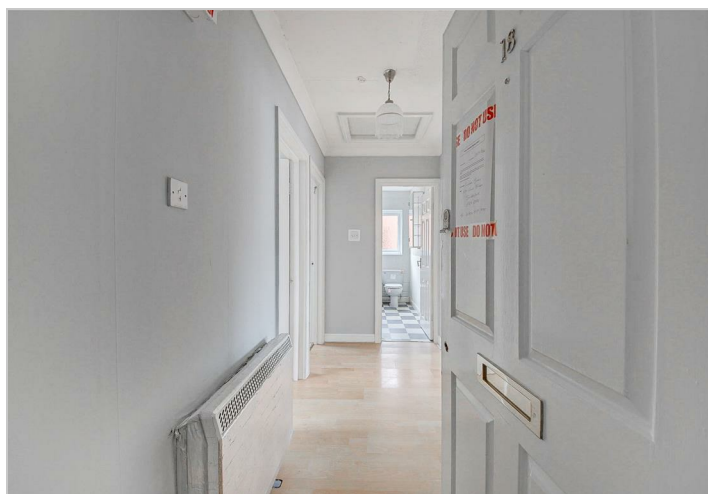
Rating	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(00-00) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-35) G		
Not energy efficient - higher running costs		
Current Rating: 67		Potential Rating: 73

England & Wales EU Directive (2002/91/EC)

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(01-01) B		
(00-00) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-26) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Rating: 55		Potential Rating: 67

England & Wales EU Directive (2002/91/EC)



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