



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road

Southport, PR8 4DA

**Asking Price £60,000**

Public Notice - We are acting in the sale of the above property Flat 4, 104, Liverpool Road Southport, PR8 4DA and have received an offer of £68,500

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating C

Flexi-Agent is excited to present this charming one-bedroom apartment to the open sales market. Ideally located close to Birkdale Village, the property offers easy access to a variety of amenities including cafes, bars, shops, and excellent transport links to Southport town centre, Birkdale Village and Birkdale train station are just a 10-minute walk away.

The property briefly comprises a communal entrance hallway, an open-plan kitchen/lounge with modern kitchen appliances, one double bedroom, and a well-presented four-piece bathroom.

Externally, the property benefits from communal parking to the front and a spacious, sun-catching communal rear garden.

Viewings available upon request.

Leasehold: Details TBC  
EPC C

- One bedroom
- Apartment
- Circa 421 sqft
- Communal entrance
- Nicely presented kitchen / lounge
- Double bedroom
- Four piece bathroom
- Parking to the front of the property
- Communal garden
- Viewings available upon request

### 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.





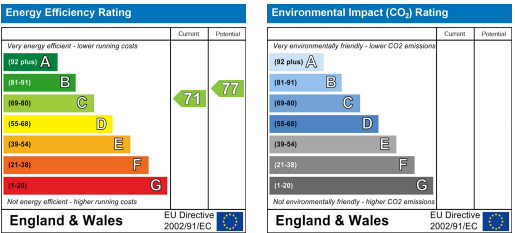
Floor Plan



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.