



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lulworth Road

Southport, PR8 2BQ

**Guide Price £475,000**

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

\*\*\*AUCTION START TIME: 10AM THURSDAY 17th APRIL 2025\*\*\*

\*\*\*AUCTION END TIME: 1PM THURSDAY 17th APRIL 2025\*\*\*

GUIDE PRICE - £475,000  
RESERVE PRICE - £500,000

\*\*\*AMAZING INVESTMENT OPPORTUNITY - SEMI-DETACHED PROPERTY PACKED WITH POTENTIAL\*\*\*  
Flexi-Agent are delighted to offer this substantial, semi-detached residence, situated in the sought after Birkdale district of Southport. The property is within walking distance of both Birkdale village & Southport centre, making this an ideal opportunity for the masses!

The property is currently in need of a full course of renovation, however has incredible potential to be restored back into a delightful family home, whilst also possessing a generously sized piece of land to the rear, lending itself to building opportunity, subject to the usual permissions!

\*\*\*BUILDING OPPORTUNITY\*\*\* \*\*REDEVELOPMENT OPPORTUNITY\*\*\* \*\*INVESTORS AWARE\*\*\* \*\*CASH

- Semi-detached
- Substantial residence
- Packed with potential
- Building opportunity
- Incredible investment
- Generous garden
- No chain
- Walking distance to Birkdale
- Close to Southport centre
- \*\*\*DEVELOPERS\*\*\*

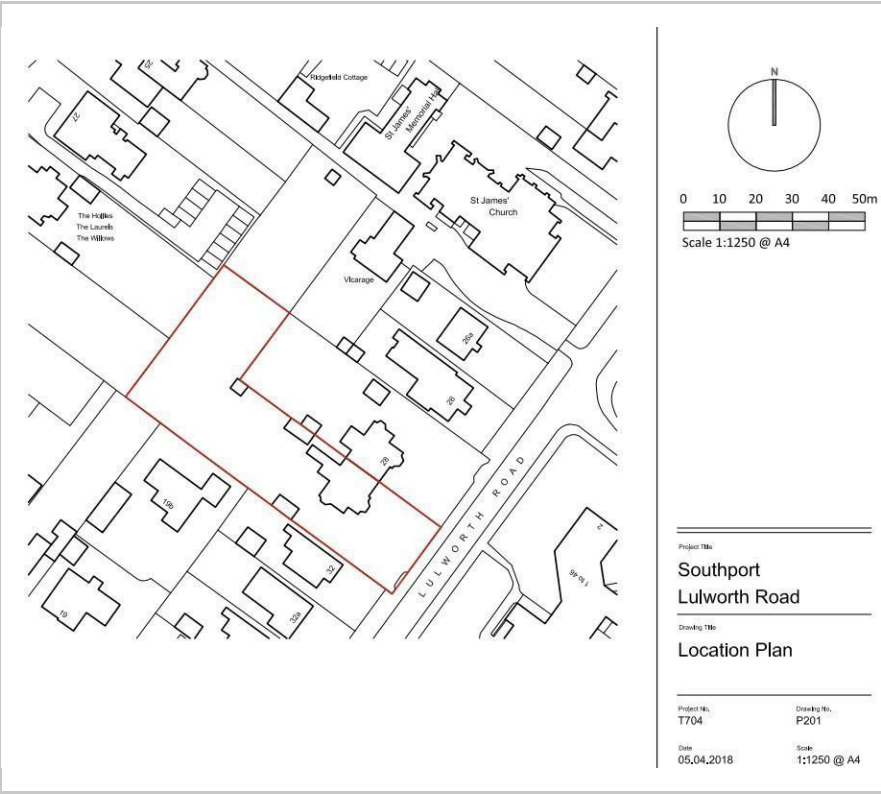
### Viewing

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.





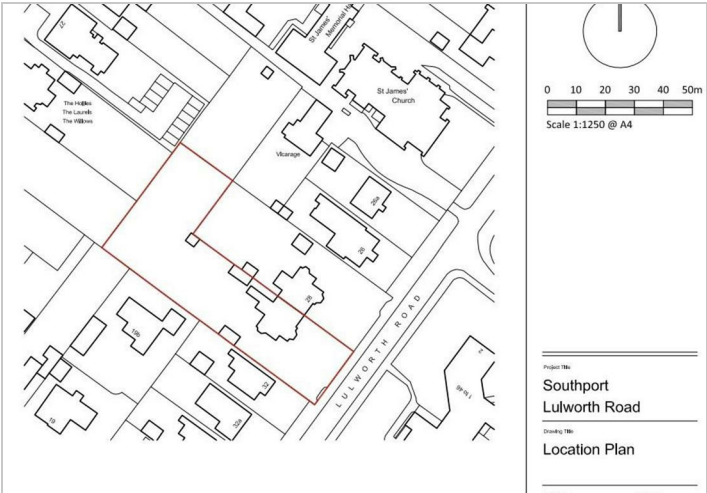
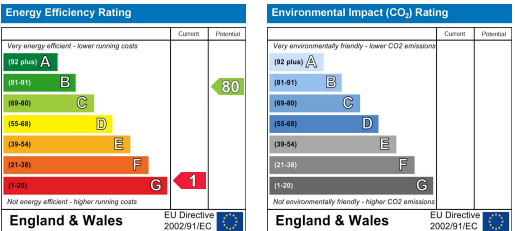
Floor Plan



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.