



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road Southport, PR8 4NT **Offers Over £535,000**

Flexi-Agent is thrilled to present this block of three spacious apartments to the open sales market. Ideally located close to Birkdale Village, which offers a wide variety of local bars, eateries, shops, and amenities, this property is a fantastic opportunity. Communal hallways and stairs provide access to all three apartments.

Apartment 1 briefly comprises a private hallway, a spacious lounge filled with natural light, and a well-proportioned modern white kitchen with contemporary appliances and a breakfast bar. The kitchen also provides access to the rear garden. The open-plan lounge/diner features a beautiful feature fireplace, while the apartment also boasts three generously sized bedrooms and a lovely four-piece bathroom. Additionally, the property enjoys a basement that is currently used for storage, a games room, an office space, a WC/shower room, and a library. Apartment 1 has private access to the rear garden, which is beautifully presented and enjoys plenty of sun, complete with a patio at the back.

Apartment 2 briefly comprises an entrance hallway, an open-plan kitchen/diner/lounge with a lovely bay window, and three well-proportioned bedrooms. One of the bedrooms features an en-suite WC/shower room, while another benefits from a wardrobe/storage room. A charming four-piece bathroom completes this apartment.

Apartment 3 briefly comprises an entrance hallway, a cosy lounge, a well-presented kitchen, and three well-sized bedrooms, one of which enjoys a shower room. A lovely three-piece bathroom completes this apartment.

This property offers an excellent opportunity for investment and is available for viewings upon request.

- Three apartments,
- Circa 4144 sqft
- NO ONWARDS CHAIN
- Apartment 1-two bedrooms
- Apartment 2-three bedrooms
- Apartment 3-three bedrooms
- Nicely presented throughout
- Private garden apartment 1
- Off road parking
- 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.



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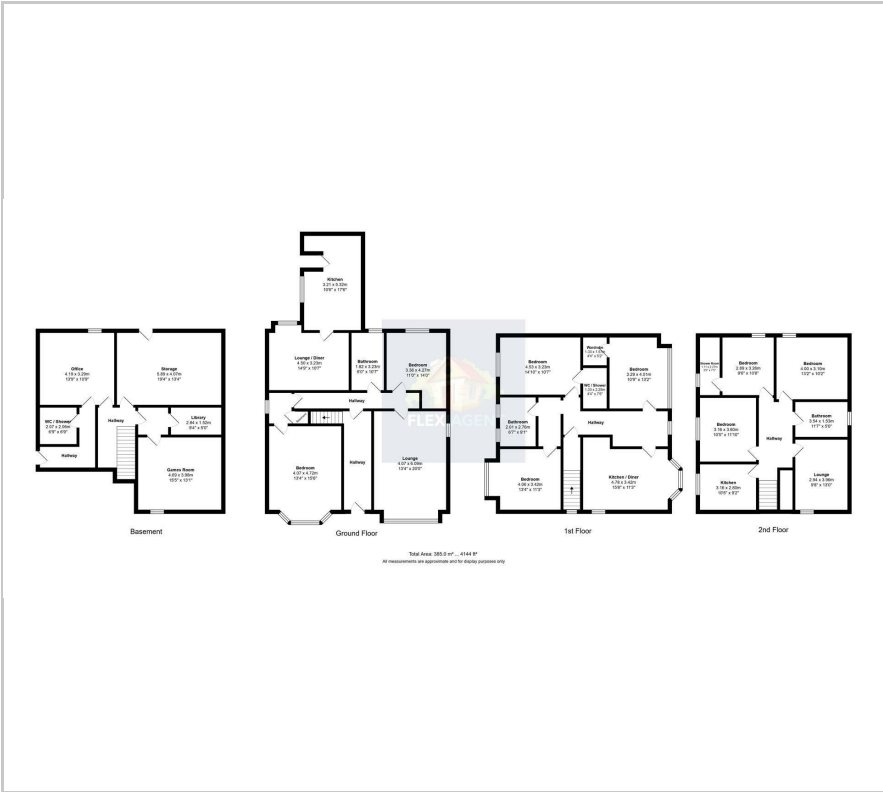


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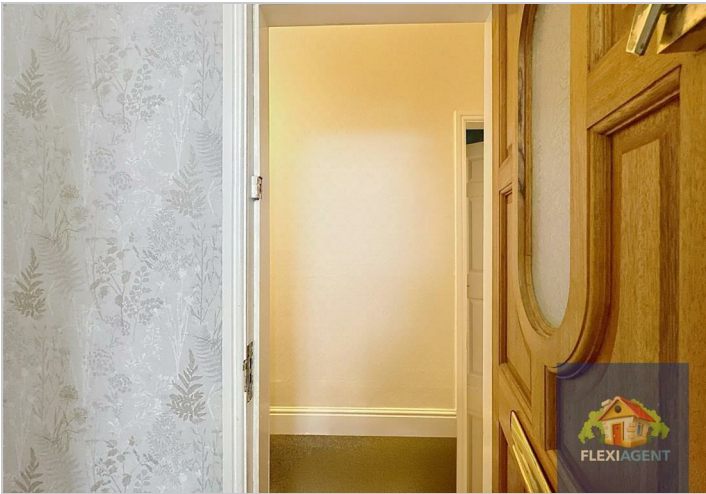
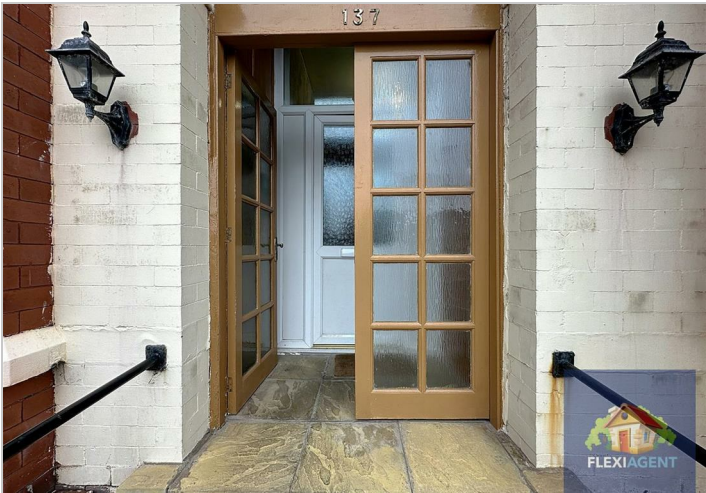
Floor Plan



Area Map



Energy Efficiency Graph



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