



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Carnoustie Close

Birkdale, Southport, PR8 2FB

**Offers In Excess Of £190,000**

Flexi-Agent are delighted to offer this immaculate third floor apartment with lift access forming just one of eight similar properties in the block and offering independence and security.

The turret dining area just off the main lounge with delightful views over Birkdale! There is also convenient access to enclosed modern breakfast kitchen.

This property would suit a purchaser looking to downsize with space and comfort in mind not to mention an ideal Shoreside location close to a number of Championship Golf courses and buzzing Birkdale Village.

#### Communal Entrance Hall:

Upvc double glazed communal door with audio entry access, stairs and passenger lift to all floors, Upvc courtesy door to rear.

#### Private Entrance Hall:

Entry phone handset, Karndean flooring, access to loft space. Door to useful built in storage cupboard incorporating hanging space and shelving.

The property briefly comprises of; hallway, bedroom, family bathroom, master bedroom with ensuite, kitchen breakfast room & spacious turret area lounge diner.

- Third floor apartment
- Two good sized bedrooms
- Turret-style window in the living area
- Allocated Parking
- Close to amenities
- Modern living accommodation throughout
- En-suite off the master bedroom
- Well maintained communal areas
- Within walking distance of Birkdale
- Viewing available by appointment

### 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.





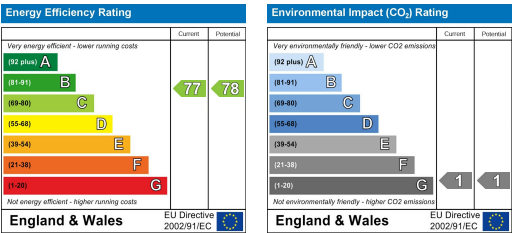
Floor Plan



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.