



FLEXIAGENT

Market Leading, Independent Estate Agents



St. Annes Road

Southport, PR9 9TQ

Offers Over £210,000

Flexi-Agent is delighted to present this three-bedroom semi-detached family home, situated in the highly desirable area of Marshside. The property is ideally located, within close proximity to local shops, bars, and restaurants, and just a short drive to Southport Town Centre. Offered with no onward chain, this is a fantastic opportunity for potential buyers.

The ground floor features an inviting entrance hallway, a front-facing lounge, and a spacious open-plan kitchen diner equipped with modern appliances. Currently being used as a kitchen/lounge area. A sunroom is located just off the kitchen, providing access to the rear garden.

The first floor offers three bedrooms. The master bedroom benefits from two windows, allowing natural light to flood the room. Additionally, there is a separate WC and a three-piece family bathroom.

The property boasts ample driveway parking for several vehicles, along with a charming rear garden, perfect for outdoor enjoyment.

Viewings are available upon request.

EPC D
Council tax band B
Freehold

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.

- Three bedroom
- Semi Detached
- Circa 1273 sqft
- Open plan kitchen/diner
- Front facing lounge
- Sun room to the rear of the property
- Separate WC and three piece bathroom
- Charming rear garden
- Driveway for several vehicles
- Viewings available upon request



3



1



2



D

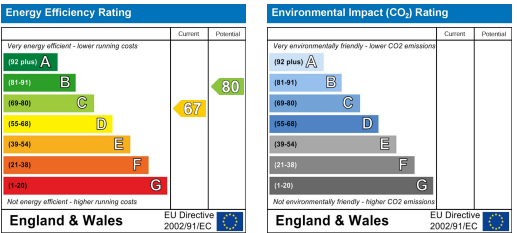
Floor Plan



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.