



# FLEXIAGENT

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## Beach Priory Gardens Southport, PR8 1RT Offers In Excess Of £295,000

Flexi-agent are delighted to present this three bedroom detached property. Located in Southport town centre, it is surrounded by a wealth of local amenities, is a short walk from local transport links, & is a stones throw from Lord St that offers a wealth of amenities such as restaurants, shops, bars, boutiques and plenty of travel links that run to and from Liverpool and Preston.

The property briefly comprises, to the ground floor, a hallway, an open living area, modern fitted white kitchen ki diner with double glass doors leading to the rear and a WC cloakroom.

To the first floor, there are two generous DOUBLE bedrooms, two of which have storage cupboards and a stylish three-piece bathroom.

To the second and final floor, the establishment boasts a spacious landing, a DOUBLE bedroom and a modernised shower room including a walk-in shower.

Externally, to the front, there is paved off road parking. To the rear, the property offers a private Astro turf garden partnered with paved entertaining space.

Viewings available upon request.

- Detached
- Three DOUBLE bedrooms
- Open plan living area
- Modern fitted white kitchen with double glass doors leading to the rear
- Stylish three-piece bathroom
- Multiple storage cupboards
- Paved off road parking
- Spans over three floors
- Stone throws away from Lord St that offers a wealth of amenities such as restaurants, shops, bars, boutiques and plenty of travel links
- 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.





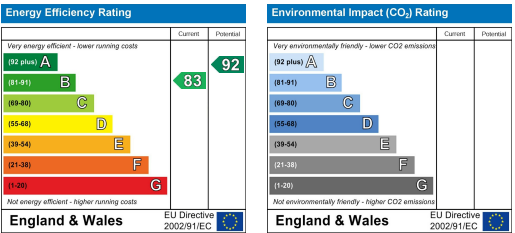
Floor Plan



Area Map



Energy Efficiency Graph



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