



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Weld Road

Southport, PR8 2DR

**Offers In Excess Of £400,000**

Flexi Agent is delighted to present this impressive four-bedroom townhouse to the open sales market. Situated on the highly sought-after Weld Road in the heart of Birkdale Village, this property forms part of an exclusive, electronically gated development. Just a stone's throw from the village's vibrant bars, popular eateries, and convenient local amenities, it offers a perfect blend of luxury and location.

The ground floor of the property briefly comprises a welcoming entrance hallway, a convenient WC, and a modern kitchen/living space. Bi-folding doors at the rear flood the room with natural light and provide direct access to the rear garden—perfect for entertaining or relaxing.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The second floor is dedicated to a spacious master bedroom, complete with a stylish en suite and additional eaves storage.

Externally, the property boasts gated entry with off-road parking and a private rear garden that enjoys plenty of sun throughout the day.

Viewings are available upon request.

Council tax band TBC  
EPC TBC  
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.

- Four bedroom, Townhouse, circa 1528 sqft
- Birkdale village location
- A stunning new development
- NO ONWARDS CHAIN
- Brand new kitchen
- Family bathroom
- Master bedroom en suite shower room
- Newly laid garden
- Gated with off road parking
- Viewings available upon request



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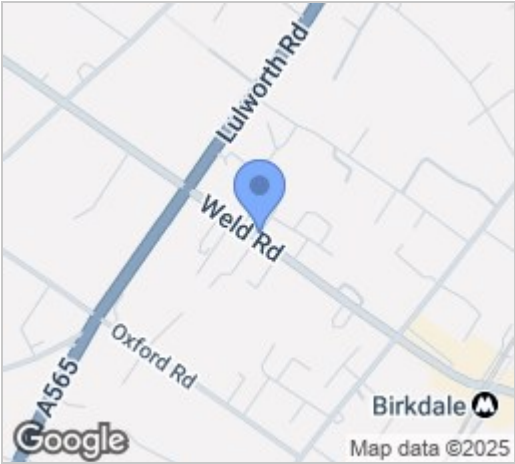




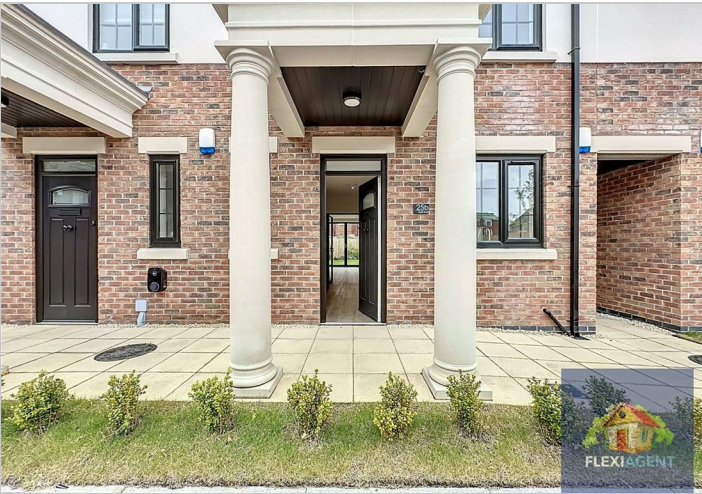
Floor Plan



Area Map



Energy Efficiency Graph



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