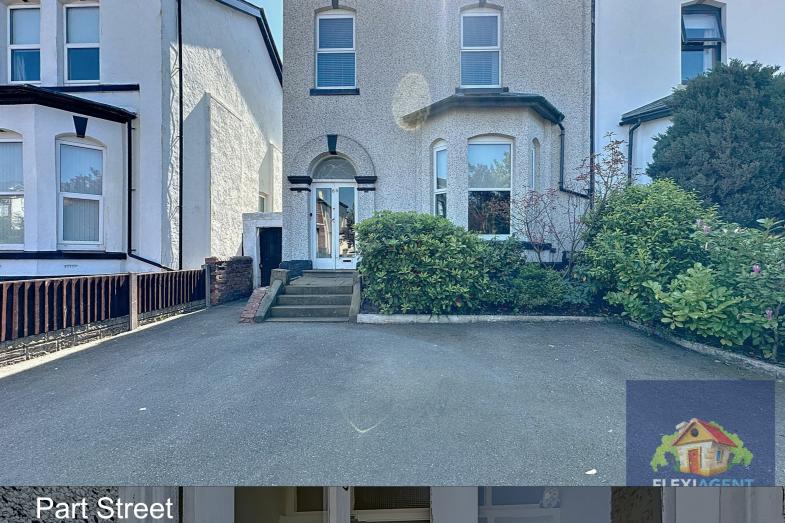


Market Leading, Independent Estate Agents



Part Street Southport, PR8 1JB

Offers In Excess Of £250,000

****ATTENTION INVESTORS****

Fiexi-Agent is delighted to present this four-bedroom property to the open market. The property is currently split into two separate flats and is ideally located close to Southport town centre, just a 15-minute walk from Birkdale Village. It offers excellent access to local schools, shops, transport links, and a wide range of amenities.

Upon entering, there is a communal hallway providing access to the stairs leading to the first and second-floo apartment, as well as a door to the inner hallway that leads to the ground floor apartment.

The ground floor flat briefly comprises a rear lounge, a reception room that can be used as a bedroom, a nicel presented yellow kitchen, and a three-piece bathroom. Externally, the ground floor benefits from a private rear courty at that enjoys pients of sun.

The second flat, spread over the first and second floors, features a landing leading to two double bedrooms, a third bedroom on the second floor with storage and a walk in wardrobe, a spacious lounge with a feature fireplace, a well-presented kitchen-diner, and a three-piece shower room. This apartment also benefits from access to a lovely suncatching rear garden.

This property presents an excellent investment opportunity. Once renovated, the ground floor apartment could achieve a

- Four bedroom
- Two Apartments
- Circa 2089 sqft
- ATTENTION INVESTORS
- Potential rental income of approximately £1,950 per calendar month
- Great location
- Double bedrooms
- Both apartments have rear gardens
- Off road parking available
- 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.



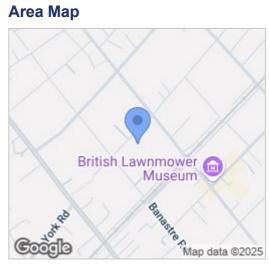




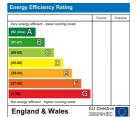


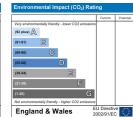
Floor Plan





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.