



FLEXIAGENT

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Rufford Road

Southport, PR9 8JH

Offers In Excess Of £170,000

Flexi Agent are proud to present this charming semi-detached home, ideally situated in a popular and well-connected residential area of Southport. This property is perfect for first-time buyers or those looking to downsize while remaining close to local amenities and transport links. The location is particularly appealing for families, with St John's Church of England Primary School located just a few steps away—less than 50 yards from the property.

The ground floor briefly comprises an entrance porch leading into an open-plan lounge and dining area, featuring original character details and a feature fireplace. A nicely presented kitchen flows through to an inner hallway, providing access to a three-piece bathroom via sliding doors, as well as direct access to the rear garden.

Upstairs, the first floor offers two generously sized double bedrooms, both well-proportioned and filled with natural light.

Externally, the property benefits from ample gated driveway parking for two vehicles to the front, while the rear offers a low-maintenance, south facing, paved courtyard garden.

The property benefits from Gig2 internet with Virgin 2000 Mbps speeds, offering 2000 Mbps upload and 2000 Mbps download capabilities.

Viewings are available upon request.

- Two double bedrooms
- Semi Detached
- Circa 756 sqft
- NO ONWARDS CHAIN
- Open lounge/diner with original features
- Nicely presented kitchen
- Three piece bathroom
- Gated driveway for two vehicles
- Low maintenance south facing rear garden
- 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.



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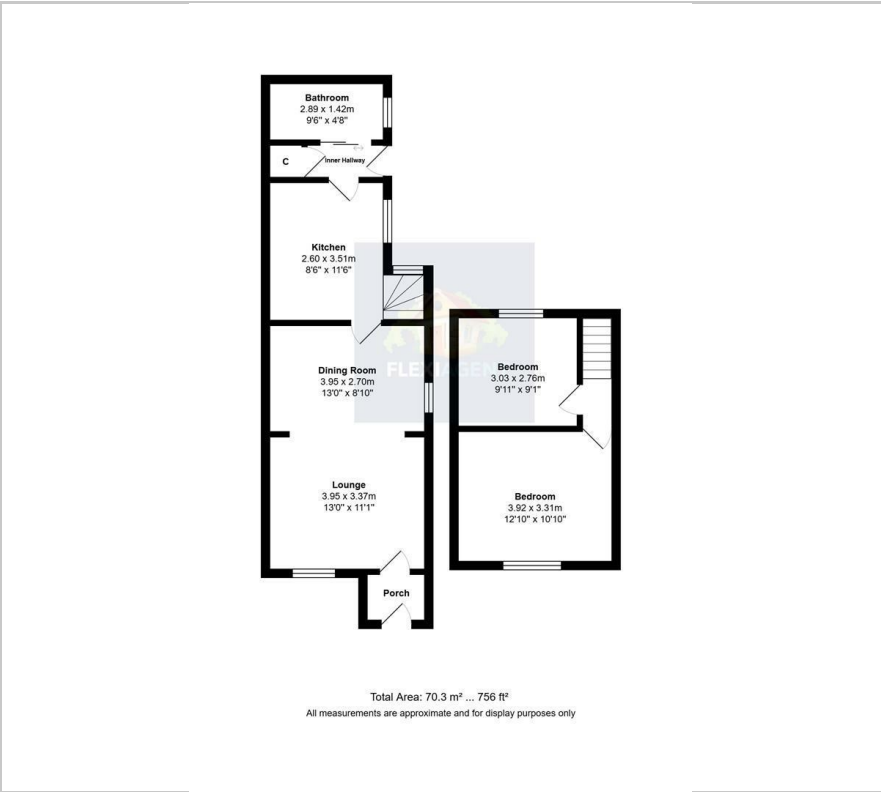
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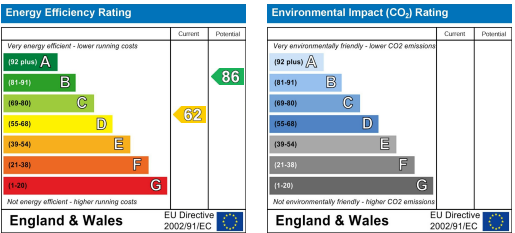
Floor Plan



Area Map



Energy Efficiency Graph



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