



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sandon Road

Southport, PR8 4QJ

### Offers In The Region Of £190,000

Flexi Agent is delighted to present this charming three-bedroom semi-detached property to the open market. Ideally located just a stone's throw from both Birkdale and Ainsdale Villages, this property enjoys proximity to a wide range of boutique shops, cafés, bars, and restaurants. Hillside Golf Club is also nearby, along with excellent transport links via Hillside train station. Situated just off Waterloo Road, the property offers easy access to local amenities and transport routes.

Upon entering, you are greeted by a spacious entrance porch that leads into a beautifully presented open-plan lounge/diner, featuring original details and exposed brick walls. The galley-style kitchen provides convenient access to the rear courtyard. Completing the ground floor is a well-appointed three-piece bathroom.

The second floor offers three generously sized bedrooms, one of which is enhanced by a charming feature fireplace.

Externally, the property benefits from driveway parking to the front and a low-maintenance rear garden that enjoys ample sunshine throughout the day.

Viewings are available upon request.

EPC D  
Council tax band B  
Freehold  
NO ONWARDS CHAIN

### 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 bedrooms
- Semi Detached
- Circa 980 sqft
- NO ONWARDS CHAIN
- Open plan lounge/diner with original features
- Galley style kitchen
- Four piece family bathroom
- Ample off road parking to the front
- Low maintenance rear courtyard
- Viewings available upon request



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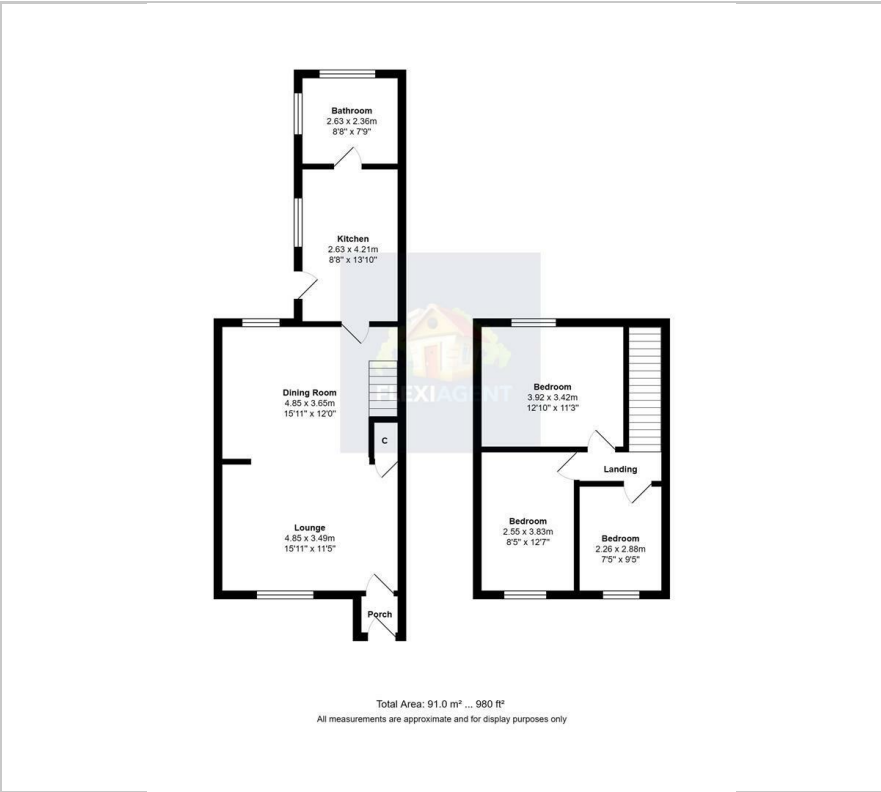
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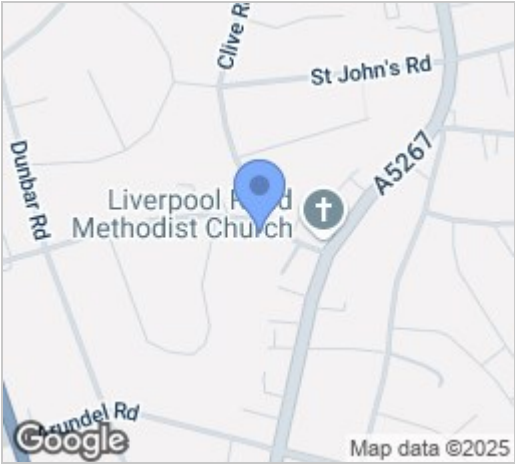
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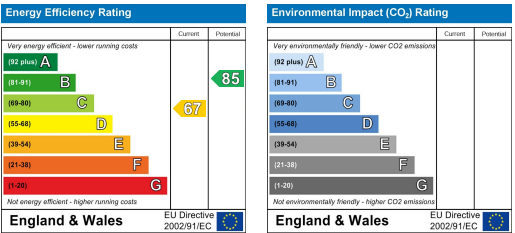
Floor Plan



Area Map



Energy Efficiency Graph



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