



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Hartley Road

Southport, PR8 4RY

**Offers In Excess Of £325,000**

Flexi-Agent is delighted to present this exceptional three bedroom townhouse to the open sales market. Situated in a highly sought-after residential area in Birkdale, the property is conveniently located close to local bars, restaurants, shops, and amenities. Offered with no onward chain.

This newly renovated property briefly comprises: Entrance hallway, spacious open plan kitchen/living area and a downstairs WC. The first floor consists of two generous double bedrooms and a family bathroom, and the second floor is a further well proportioned double bedroom. Spacious Master Bedroom with En Suite.

Externally the property has a sun catching front garden.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer. Available to purchase with NO ONWARDS CHAIN.

Council Tax Band C  
Freehold

Viewing is available immediately by appointment.  
Mobile coverage

- NO CHAIN
- Newly renovated
- Sought after location
- Town house
- Three bedrooms
- Close proximity to Birkdale Village
- Modern throughout
- Freehold
- Viewings available on 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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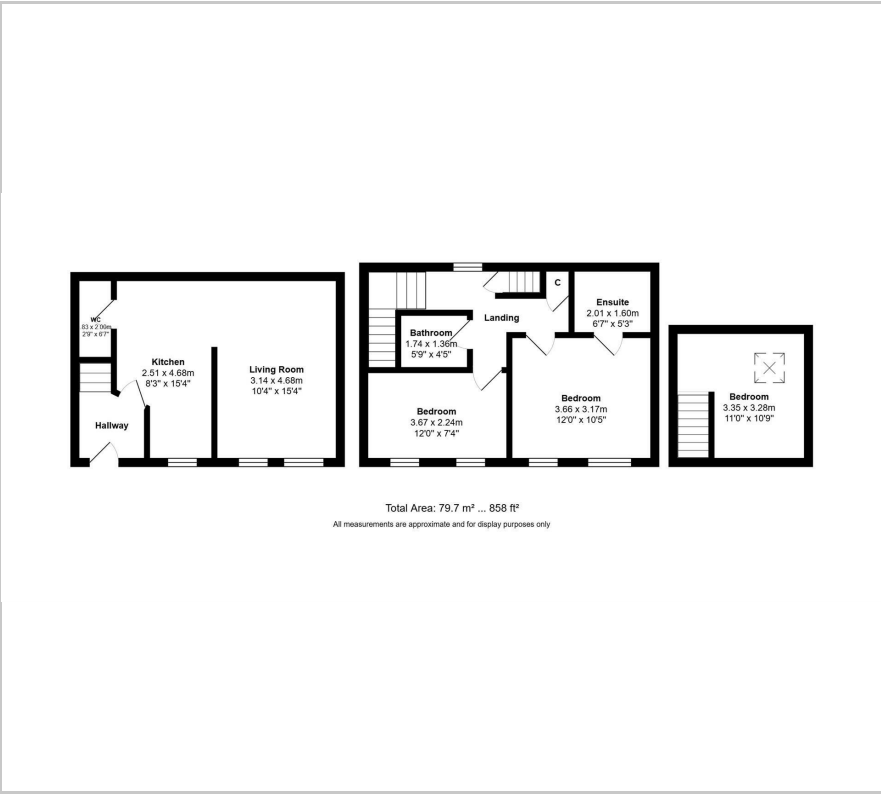


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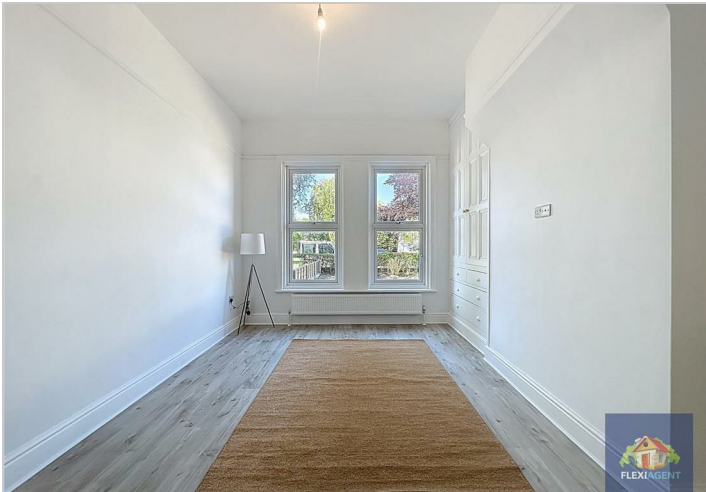
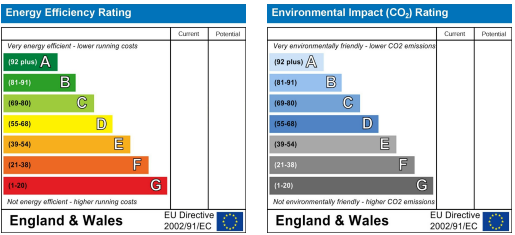
Floor Plan



Area Map



Energy Efficiency Graph



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.