



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Preston Road Southport, PR9 9EQ

**Offers In Excess Of £160,000**

Flexi Agent is proud to present this two-bedroom apartment to the open sales market. The property is ideally located on Preston Road, just off the A5267, nestled between Hesketh Park and Southport Trinity Cricket Club. Southport Old Links Golf Course is just a stone's throw away, and the vibrant Lord Street—renowned for its range of bars, restaurants, and local amenities—is also close by.

The apartment briefly comprises a communal entrance leading to a private hallway. Inside, you'll find a modern kitchen that flows into a spacious lounge, which benefits from access to a private balcony. Additional rooms include a utility room, a separate dining room, and two well-proportioned bedrooms—one of which features an en suite WC. A three-piece bathroom completes the accommodation.

Externally, the property offers off-road parking and a detached garage, providing added convenience and storage.

Viewings are available upon request.

EPC E  
Council tax band C  
Leasehold 938 years left

Mobile coverage

- Two bedrooms
- Apartment
- Circa 1037 sqft
- Nicely presented kitchen
- Spacious lounge with a balcony
- Three piece bathroom
- Garage
- Communal front garden
- 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.



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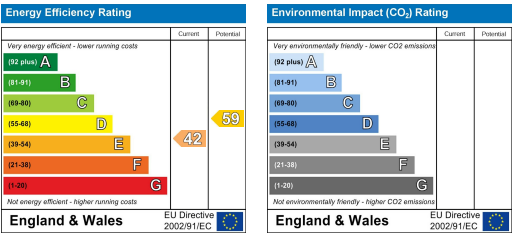
Floor Plan



Area Map



Energy Efficiency Graph



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