



FLEXIAGENT

Market Leading, Independent Estate Agents



High Park Road

Southport, PR9 7QL

Guide Price £100,000

FOR SALE BY AUCTION

AUCTION START TIME: 10AM THURSDAY 26TH JUNE 2025

AUCTION END TIME: 1PM THURSDAY 26TH JUNE 2025

Flexi-Agent believe this property could sell for £200,000 upon resale.

Flexi-Agent are proud to promote this two double bedroomed semi-detached home, situated in a popular residential location within close proximity to a wealth of amenities including shops, restaurants, travel links and schools.

The property sits on a generous plot with a larger than average garden. The property has been substantially extended and has even been used for commercial purposes previously too. Now in need of modernisation throughout, the property is being offered as an **EXCELLENT DEVELOPMENT OPPORTUNITY**.

This home offers two ground floor reception rooms; an extended kitchen and bathroom to the ground floor. The first floor offers two double bedrooms.

Externally the property offers a substantial plot of land, plus extended outbuildings which could be incorporated into the

- Two bedrooms
- Semi-detached
- Two reception rooms
- Substantially extended
- Generously sized plot
- Outbuildings
- Excellent residential development opportunity
- Driveway parking
- Vehicular access to the rear of the property
- Additional land to the rear of the property

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.



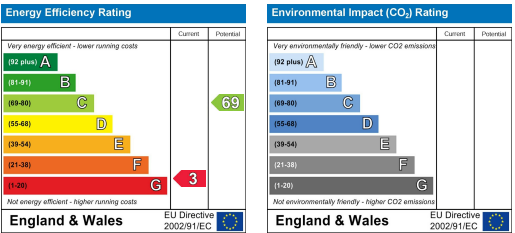
Floor Plan



Area Map



Energy Efficiency Graph



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