



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lytham Road

Southport, PR9 9UW

**Offers In The Region Of £170,000**

Flexi-Agent is proud to present this three-bedroom mid-terrace family home, located in the desirable residential area of Marshside. The property is ideally situated close to local amenities, excellent schools, transport links, and the popular Churchtown Village. The RSPB Marshside nature reserve is just a stone's throw away and offers stunning views of Southport's coastline. This property would make an excellent investment or a perfect first-time purchase and is offered with no onwads chain.

The ground floor includes an entrance hallway, a bright and spacious dual-aspect lounge, and a dual-aspect kitchen with garden views, rear access, and built-in storage.

Upstairs, the property features a landing leading to three bedrooms—two located at the front of the house and one at the rear—as well as a three-piece family bathroom.

Externally, the property offers ample driveway parking to the front. The rear garden enjoys plenty of sunlight and offers great potential for improvement or landscaping.

Viewings are available upon request.

EPC C  
Council tax band A

- Three bedrooms
- Mid Terrace
- Circa 850 sqft
- Investment/First time buy
- Good location
- Dual aspect kitchen and lounge
- Three piece bathroom
- Front driveway parking
- Sun lit rear garden with plenty of potential
- 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.





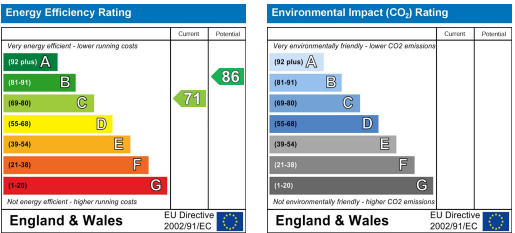
Floor Plan



Area Map



Energy Efficiency Graph



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