



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Town Lane

Southport, PR8 6NJ

**Offers In Excess Of £240,000**

Flexi-Agent are proud to present this lovely three bedroom end terrace property to the open market. Town Lane is situated close to a wealth of amenities, including award winning schools, transport links and easy access into Southport Town centre.

This spacious property extends to circa 1347sqft and briefly comprises; Entrance porch, bright and welcoming entrance hall with a storage cupboard, lounge with a feature bay window and gas fire, spacious rear living room with dining area with gas fire and a door opening out onto the rear garden and a white fitted kitchen with a useful under stairs storage.

To the first floor there are two double bedrooms and a third single bedroom, fitted bathroom also with a walk-in shower and a separate WC.

Externally there is an extensive paved driveway providing ample off-road parking. There is side access to the detached garage with a new roof and low maintenance paved rear garden with mature shrub borders.

Viewings available upon request.

Freehold  
EPC: D  
Council tax band: B

## 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.

- End terrace, Circa 1347 square feet
- Spacious accommodation & plot
- Sought after location
- Amenities close by
- Three bedrooms
- Spacious reception rooms
- Bathroom also with a walk-in shower
- Generous paved driveway
- Low maintenance garden & garage
- Viewings available upon request



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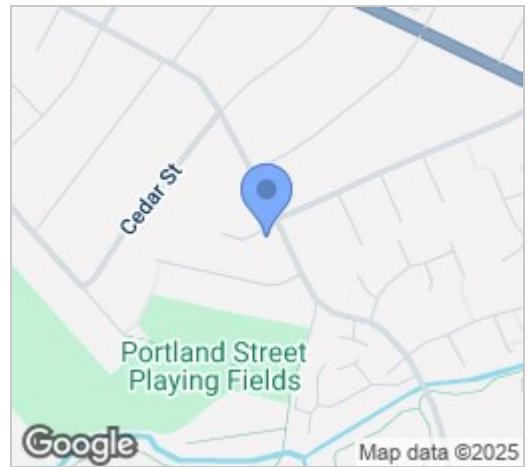


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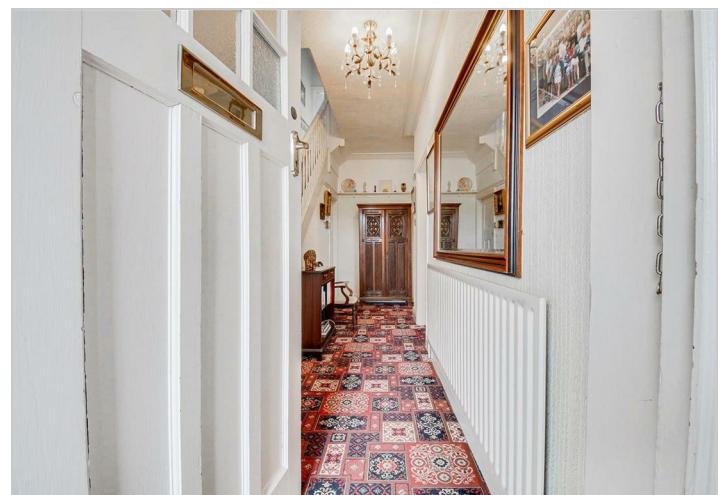
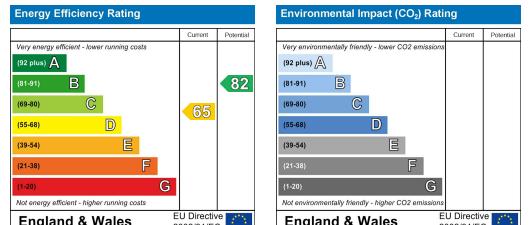
## Floor Plan



## 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.

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