



FLEXIAGENT

Market Leading, Independent Estate Agents



Wellington Street

Southport, PR8 1QJ

Offers Over £210,000

Flexi Agent are proud to promote this spectacular, fully modernised two bedroom middle townhouse to the open sales market. The property has undergone a full course of renovation, done sympathetically and not for resale purposes, so the upgrades have been completed to the highest standard. This property is available for purchase with NO ONWARDS CHAIN.

Situated in a prime, central Southport position, this property provides immediate access to a wealth of amenities, including shops, bars, boutiques, restaurants & Southport Train Station, making this an ideal purchase for commuting professionals. The property is also offered as an exceptional AirBnB / buy-to-let investment, with Flexi Agent projecting a £250 per night premium, providing a circa 25% investment return based on a 70% occupancy rate. The vendor has inferred that the furniture can also be included within the sale, subject to negotiations.

The property briefly comprises: entrance hallway, open plan living diner with French door access to the rear courtyard and a stunning newly installed breakfast kitchen with integrated appliances & quartz worktops. The first floor offers two spacious double bedrooms, with fitted wardrobes in both bedrooms, a two piece en-suite shower room off the master bedroom & a spacious reception landing, which could easily be utilised as office space.

Externally the property is screened by wrought iron railings and gate, there is a cobbled front garden and newly-paved enclosed courtyard style garden to the rear. Permit parking is available within the immediate proximity. NO CHAIN.

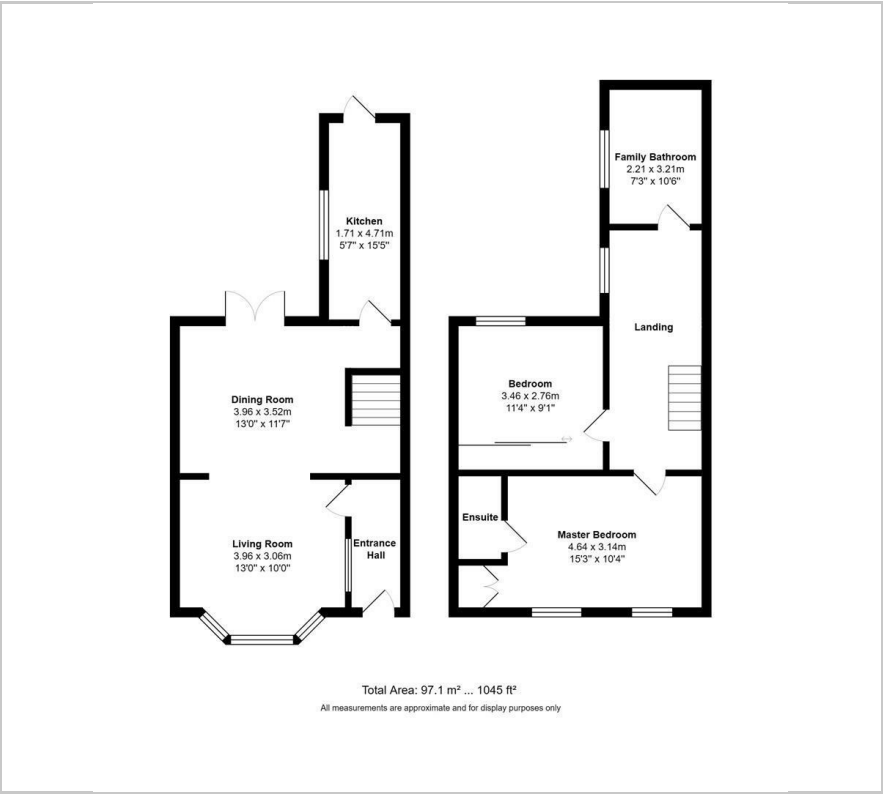
Viewing

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.

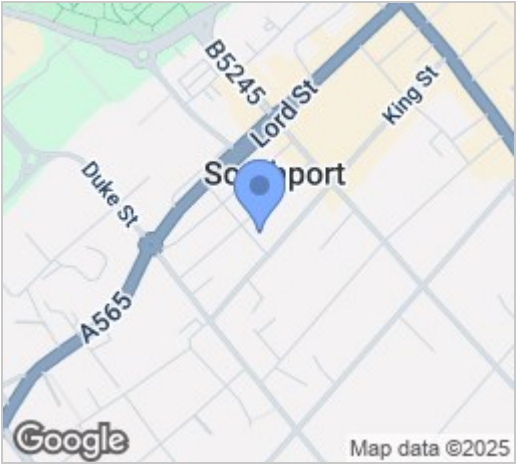
- Two double bedrooms
- Middle townhouse
- Fully and thoughtfully renovated throughout
- Significant upgrades have been made, with brand new fixtures & fittings throughout
- Two spacious reception rooms
- Fitted wardrobes in both bedrooms
- En-suite off the master bedroom
- Newly tiled, private sunny rear courtyard
- Sought after, central Southport location
- NO CHAIN



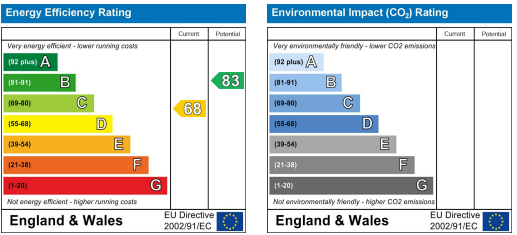
Floor Plan



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.