



FLEXIAGENT

Market Leading, Independent Estate Agents



Pitt Street

Southport, PR9 7AE

Offers In Excess Of £220,000

Flexi-Agent is delighted to present this well-appointed three-bedroom semi-detached family home to the open market. Located on Pitt Street, the property benefits from proximity to a range of local amenities, highly regarded schools, shops, and excellent transport links, including Meols Cop train station. Both Southport Town Centre and Churchtown Village are within easy reach.

The ground floor briefly comprises an entrance porch and hallway with understairs storage, a spacious lounge/dining room featuring a bay window to the front, and a generous kitchen to the rear. This leads through to a bright sun room with direct access to the rear garden — ideal for entertaining or relaxing.

The first floor offers two well-proportioned bedrooms, with the master located at the front of the property and benefitting from dual windows that allow natural light to pour in. A four piece family bathroom completes this floor.

The second floor boasts a further spacious double bedroom, complete with its own en suite shower room and feature skylights.

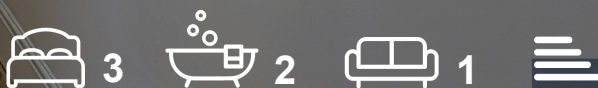
Externally the property benefits from off road parking. To the rear a nicely presented sun catching garden with an outbuilding.

Viewings are 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.

- Three bedrooms
- Semi Detached
- Circa 1251 sqft
- Spacious lounge/diner with a bay window
- Generous kitchen
- Sun room leading to the rear garden
- Four piece bathroom and an en suite shower room
- Off road parking available
- Nicely presented sun catching rear garden
- Viewings available upon request



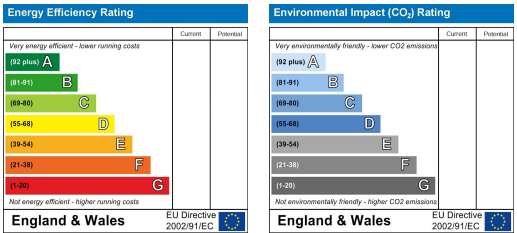
Floor Plan



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.