



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Alexandra Road

Southport, L40 7RT

**£240,000**

Flexi Agent are proud to promote this three bedroom semi-detached family home, situated in generous grounds. The property has been well maintained by the present owner, benefits from a 'secret side garden', making this circa a DOUBLE SIZED PLOT and is available for purchase with NO ONWARDS CHAIN.

The property is well presented throughout and benefits from a host of improvements, including:

- A high quality 'Vaillant' combi-boiler which has been regularly serviced
- New carpets and flooring throughout
- Professional decoration
- Well manicured gardens, front side & rear
- Maintained electrics

The ground floor of the property briefly comprises a spacious lounge with windows to the rear and front, a nicely presented kitchen, downstairs WC.

The first floor briefly comprises, three bedrooms and a well presented bathroom with a storage cupboard.

Externally the property benefits from off road parking to the side of the property and a front, side and rear garden.

- Three bedroom, Semi Detached, circa 1188 sqft
- NO ONWARDS CHAIN
- High quality 'Vaillant' combi-boiler
- New carpets and flooring throughout
- Spacious lounge / diner
- Nicely presented kitchen
- Charming three piece bathroom
- Well manicured gardens, front side & rear
- Off road parking
- 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.



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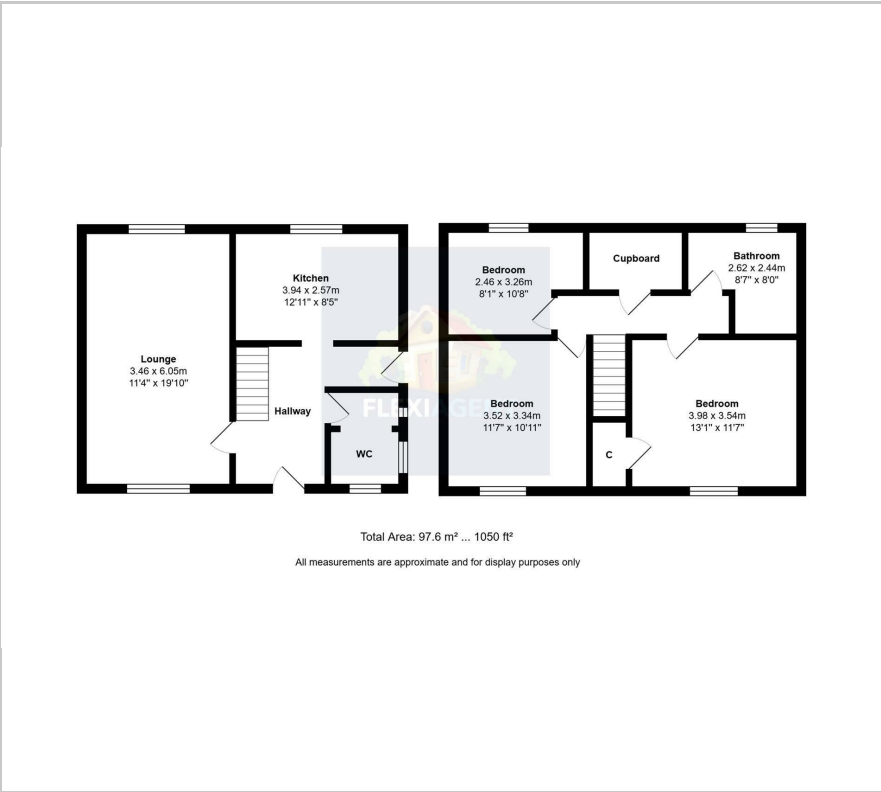
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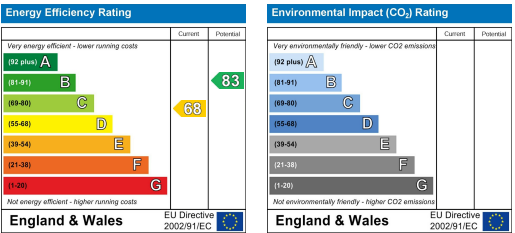
Floor Plan



Area Map



Energy Efficiency Graph



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