



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Preesall Close

Southport, PR9 9PJ

**Offers In Excess Of £175,000**

Flexi-Agent is delighted to present this charming three-bedroom mid-terraced property to the open market. Ideally located in the sought-after area of Marshside, just off Marshside Road, the property is a stone's throw from Southport Beach and a short drive to Southport Town Centre. With local bars, shops, and amenities nearby, as well as excellent transport links including the A565 and Marine Drive, this property is perfectly positioned for convenience and coastal living.

The ground floor comprises a welcoming front entrance hallway, leading to a spacious and modern lounge featuring a stylish fireplace and a large window that fills the space with natural light. The open-plan kitchen/diner offers a contemporary design and provides access to the rear courtyard, making it perfect for both cooking and entertaining.

On the first floor, you'll find three well-proportioned bedrooms, along with a modern, three-piece family bathroom that adds a touch of luxury.

Externally, the property benefits from a front garden, a rear courtyard, and off-road parking available via a car park.

Viewings available upon request.

Council tax band B  
Freehold

### 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 bedroom
- Mid Terraced
- Circa 758 sqft
- Modern lounge with a feature fireplace
- Open plan kitchen diner
- Stylish three piece bathroom
- Front garden
- Sun catching rear courtyard
- Off road parking
- Viewings available upon request



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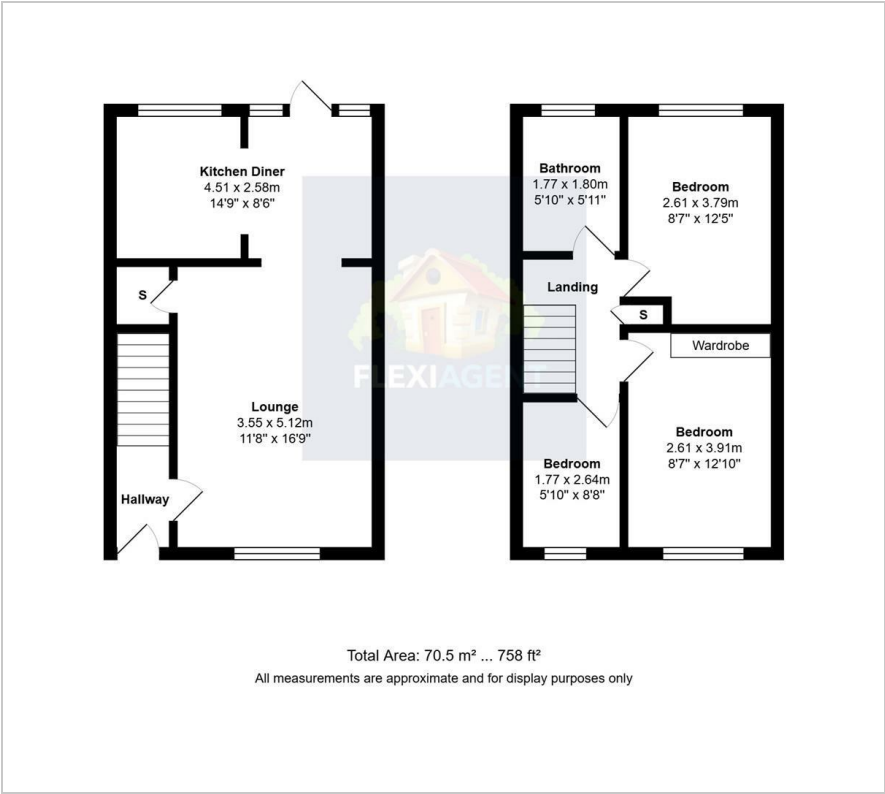


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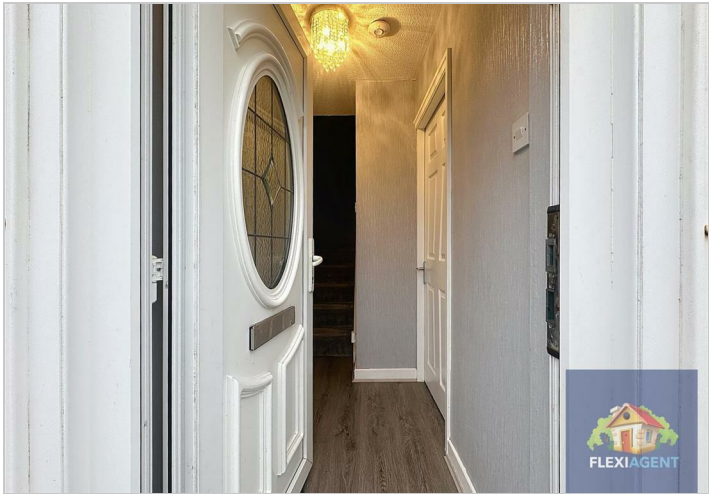
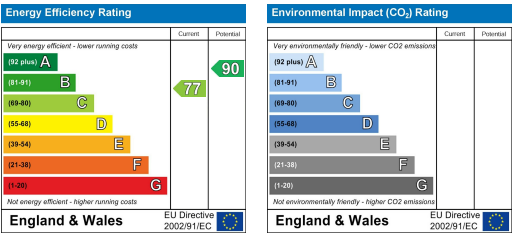
Floor Plan



Area Map



Energy Efficiency Graph



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