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Market Leading, Independent Estate Agents



Kirklees Road

Southport, PR8 4RB

Offers In Excess Of £325,000

Flexi-Agent is pleased to offer this spacious three-bedroom semi-detached property to the market. Situated in the highly desirable area of Hillside, this property is ideally positioned close to a range of local amenities, including several bars, schools, and excellent transport links within the residential area. Birkdale Village is just a short drive away, and the property is conveniently located near Hillside Golf Club.

The ground floor of the property comprises a generously sized lounge featuring a charming bay window, alongside a large open-plan kitchen/diner. The kitchen is equipped with modern appliances, an island, and convenient understairs storage, offering a contemporary and functional space. The kitchen is further enhanced by beautiful wooden flooring, adding warmth and character to the area.

On the first floor, the property boasts three well-proportioned bedrooms, all benefiting from an abundance of natural light, as well as a nicely presented three-piece family bathroom.

Externally, the property offers driveway parking suitable for multiple vehicles, a spacious rear garden with a delightful paved seating area accessible from the kitchen/diner, and side access to the property.

EPC C
Council tax band D
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
- Semi detached, circa 1196 sqft
- Cosy front lounge with a large bay window
- Convenient understairs storage
- Large open plan kitchen / diner with beautiful wooden flooring
- Modern kitchen appliances and a feature island
- Charming three piece family bathroom
- Driveway parking for multiple vehicles
- Spacious rear garden with a sun catching seating area
- Viewings available upon request



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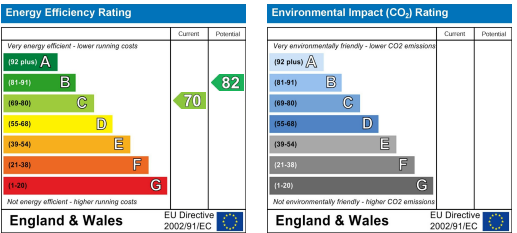
Floor Plan



Area Map



Energy Efficiency Graph



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