



FLEXIAGENT

Market Leading, Independent Estate Agents



Clifford Road

Southport, PR8 4JR

Offers In Excess Of £220,000

Flexi Agent is proud to present this two-bedroom semi-detached property to the open sales market. Ideally positioned just off Liverpool Road and Guildford Road, this home enjoys close proximity to Birkdale Village, renowned for its boutique shops, cafés, bars, and local amenities. Southport Town Centre and Hillside Golf Club are also easily accessible, making this a highly desirable and well-connected location. The property is well served by excellent transport links and is offered with no onward chain.

The ground floor briefly comprises a welcoming entrance porch and hallway, leading into a generously sized lounge featuring a lovely bay window and a charming feature fireplace. To the rear, a bright and relaxing family room—currently used as a dining/snug space—opens onto the rear garden through double doors. Additional features include an understairs utility area and a modern white kitchen with convenient side access.

Upstairs, the first floor offers two double bedrooms. The master bedroom is filled with natural light and features stylish wall panelling that adds character and warmth. The four-piece family bathroom includes a spacious walk-in shower and a white towel rail—ideal for relaxation.

Externally, the property boasts driveway parking for multiple vehicles and a well-maintained, sun-catching rear garden—perfect for outdoor enjoyment.

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.

- Two bedrooms, Semi Detached, circa 1030 sqft
- Front lounge with a feature bay window
- Family room/dining room to the rear
- White modern kitchen with integrated appliances
- Understairs utility room
- Storage cupboard on the landing
- Large master bedroom to the front
- Plenty of off road parking to the front
- Lovely sun catching rear garden
- Viewings available upon request



2



1



2



C

Kitchen
1.81 x 3.49m
5'11" x 11'5"

Family Room
4.87 x 4.93m
16'0" x 16'2"

Lounge
4.00 x 3.80m
13'1" x 12'6"

Utility Room

Bathroom
2.23 x 2.95m
7'4" x 9'8"

Bedroom
2.68 x 2.95m
8'10" x 9'8"

Bedroom
4.94 x 3.33m
16'2" x 10'11"

Landing

Storage

Hallway

Total Area: 95.7 m² ... 1030 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

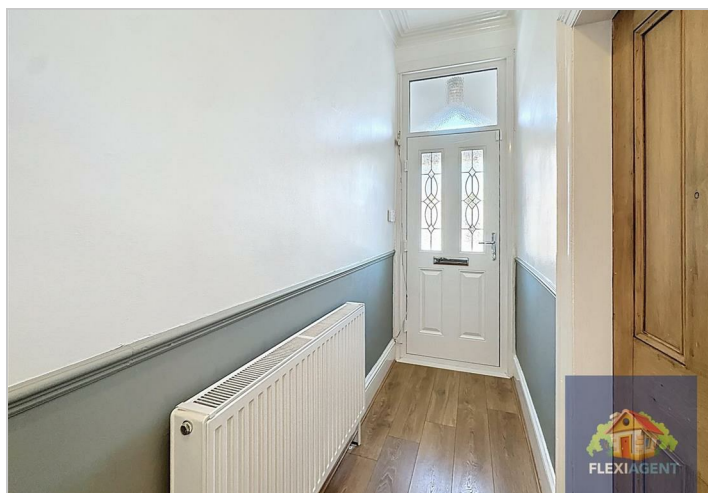
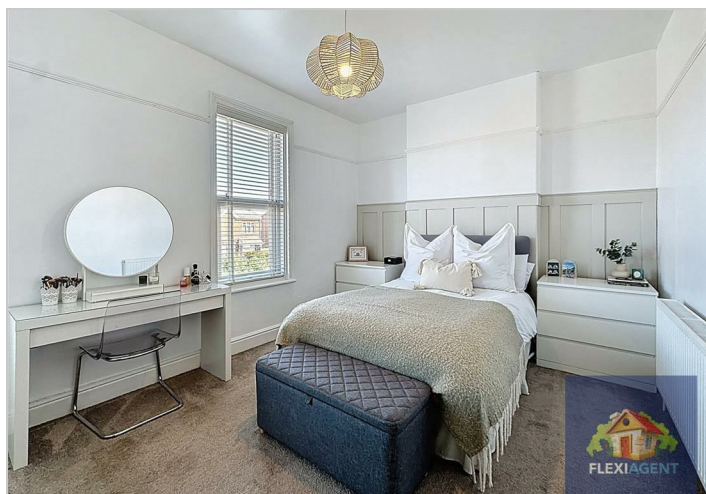
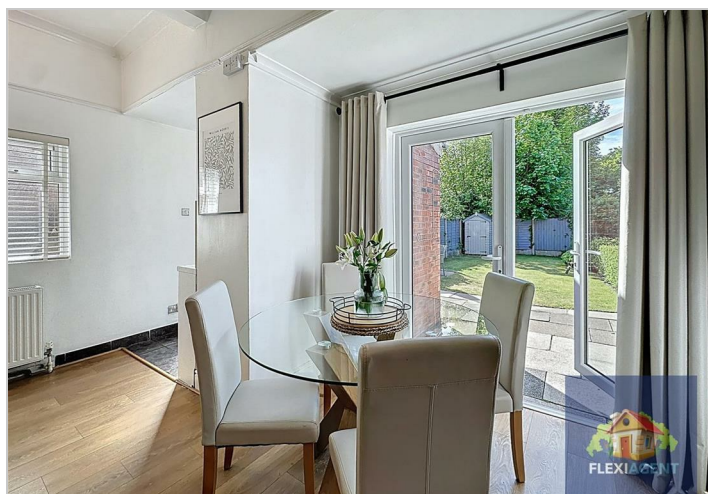
Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current: 86	Potential: 69	

England & Wales EU Directive 2002/91/EC

Environmental impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current: 1	Potential: 1	

England & Wales EU Directive 2002/91/EC



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