



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Marshside Road

Southport, PR9 9TE

**Offers In Excess Of £300,000**

Flexi Agent is proud to present this spacious three-bedroom detached bungalow to the open sales market. Located in the desirable area of Marshside, this home offers a semi-rural lifestyle while still being within easy reach of local amenities, award-winning schools, Churchtown Village, and Southport Town Centre. The property is offered with no onward chain, making it an ideal opportunity for a smooth and swift purchase.

The accommodation briefly comprises a welcoming entrance porch, three well-proportioned bedrooms, a generous lounge and reception room, and a charming shaker-style kitchen that opens into a bright and spacious conservatory, flooding the space with natural light.

Externally, the property features private driveway parking for multiple vehicles, a detached garage, and a large sun-catching rear garden—all set on a plot of approximately one-third of an acre.

Early viewing is highly recommended to fully appreciate the potential and space this bungalow offers.

EPC D  
Council tax band D  
NO CHAIN  
Freehold

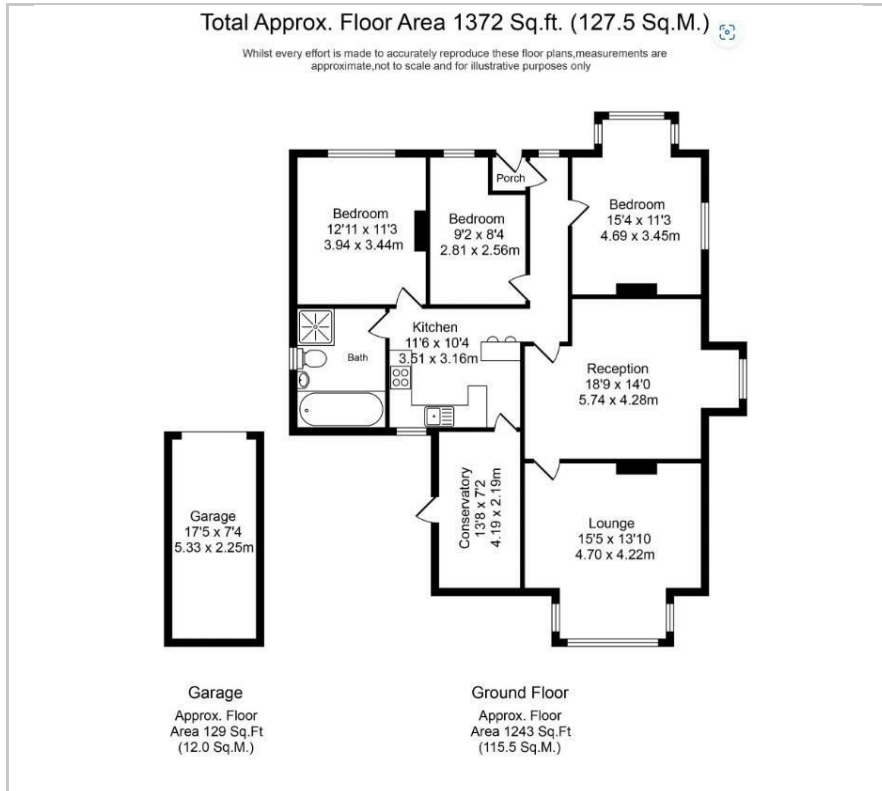
### Viewing

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, Detached Bungalow, circa 1372 sqft
- NO ONWARDS CHAIN
- Well portioned bedrooms throughout
- Spacious lounge & reception room
- Shaker style kitchen with plenty of natural light
- Bright and airy conservatory
- Off road parking to the front
- Detached garage
- Generous sun catching rear garden
- Viewing is available immediately by appointment



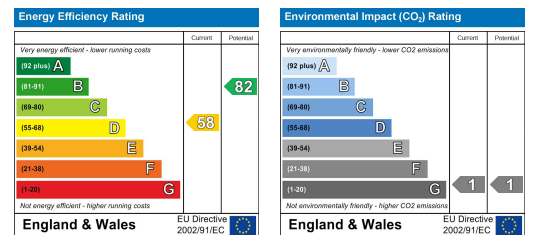
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.