



**FLEXIAGENT**



## Guildford Road

Southport, PR8 4JU

**£1,200 Per Month**

Beautifully presented 3-bedroom family home with modern kitchen and spacious garden

Flexi Agent are proud to present this stylish three-bedroom house to the rental market, ideally situated on Guildford Road, a popular and convenient location close to local schools, amenities, and transport links.

This lovely home has been tastefully updated throughout, offering a perfect blend of modern comfort and traditional charm.

The property briefly comprises:

Two generous reception rooms, ideal for both relaxing and entertaining

A modern fitted kitchen with brand new oven and plenty of storage space

Newly fitted bathroom suite with shower over bath

Two well-proportioned double bedrooms and a good-sized single – perfect for families or home working

A spacious rear garden, ideal for summer evenings or family gatherings

### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



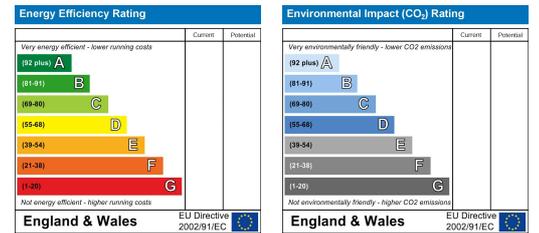
## Floor Plan



## Area Map



## Energy Efficiency Graph



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