FLEXIAGENT

Market Leading, Independent Estate Agents

Claremont Road

Southport, PR8 4DX

Offers In The Region Of £270,000

Flexi-Agent is delighted to offer for sale this charming three/four-bedroom semi-detached family home, situated in a prime central Birkdale location. The property is within a short walk of the village, which offers a wide range of amenities, including shops, bars, boutiques, restaurants, and excellent transport links.

The ground floor briefly comprises an entrance hallway, two large front-facing reception rooms (one benefiting from a large bay window) and a sizeable kitchen with plenty of storage space.

To the rear of the property there is a large third reception room/possible fourth bedroom with sliding door access to the wheelchair friendly rear garden. This could be an independent bedroom/lounge and has access to fully fitted wet room.

The first floor offers three good-sized bedrooms and a three-piece bathroom with floor to ceiling storage cupboards.

Externally, the property provides ample driveway parking for 2-3 cars and a large, sun-catching rear garden.

Priced to sell, with some room for negotiation, the property would benefit from some upgrading/repair in order to realise the fantastic potential of a property of this size and highly sought after Birkdale Village location.

EPC D

- Three bedrooms
- Semi Detached, Circa 1624 sqft
- BIRKDALE VILLAGE LOCATION
- Two front facing reception rooms
- Reception room / bedroom to the rear
- Nicely presented kitchen
- Two bathrooms, one upstairs one down
- Ample driveway parking
- Sun catching rear garden
- Viewings 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.

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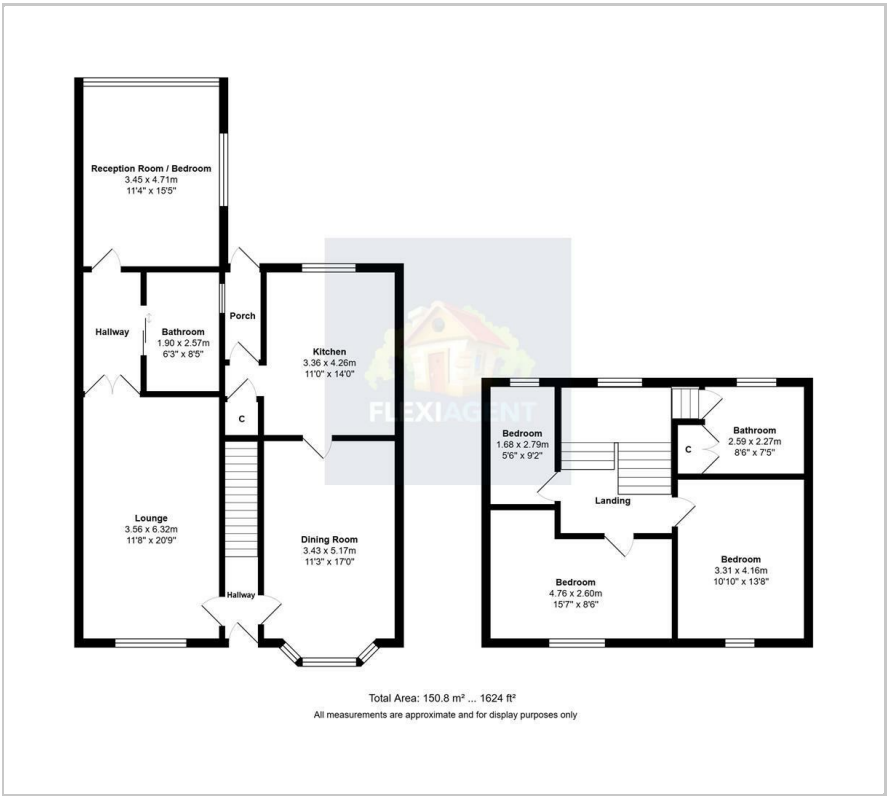
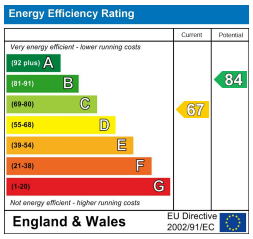
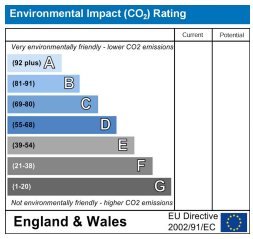
Floor Plan

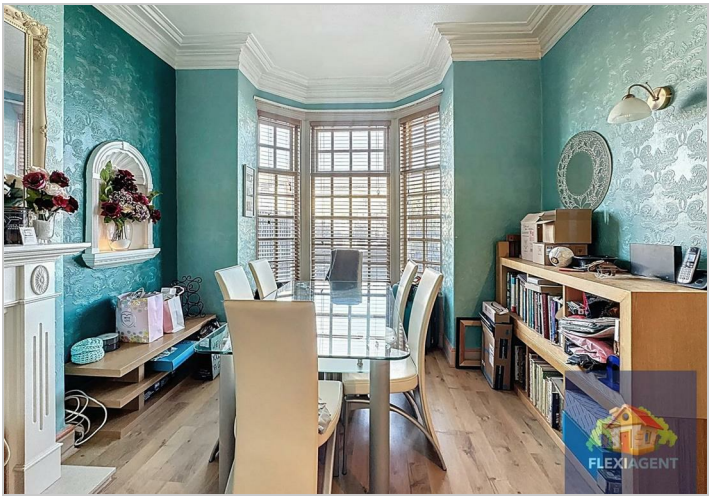


Area Map

Energy Efficiency Graph







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Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE
Tel: 01704 889455 | **Email:** sales@flexi-agent.co.uk | **Website:** www.flexi-agent.co.uk