



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Dinorwic Road

Southport, PR8 4DL

**Offers Over £260,000**

Flexi-Agent are delighted to present this two bedroom semi-detached property with loft conversion to the open market. Located in the sought after area of Birkdale, within walking distance of the vibrant Birkdale Village with its plethora of shops, restaurants and bars, it is surrounded by a wealth of local amenities and is a stone's throw from excellent local transport links and great local schools. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; entrance porch, hallway, front reception room with bay window, storage room, cloak WC, open plan lounge diner & kitchen breakfast room.

The first floor briefly comprises of; two bedrooms with master featuring ensuite, three piece bathroom & stairs to loft.

Loft conversion with plans for bedroom, lounge and bathroom (part completed) all white goods on site.

Viewings available on request.

NO CHAIN  
Freehold  
EPC C  
Council tax band: C

## 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 bedroom semi detached
- NO CHAIN
- Loft conversion
- Front reception room
- Open plan lounge diner kitchen breakfast room
- Three piece bathroom
- Master bedroom with ensuite
- Courtyard garden to the rear
- Driveway parking to the front
- Viewings available on request



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2



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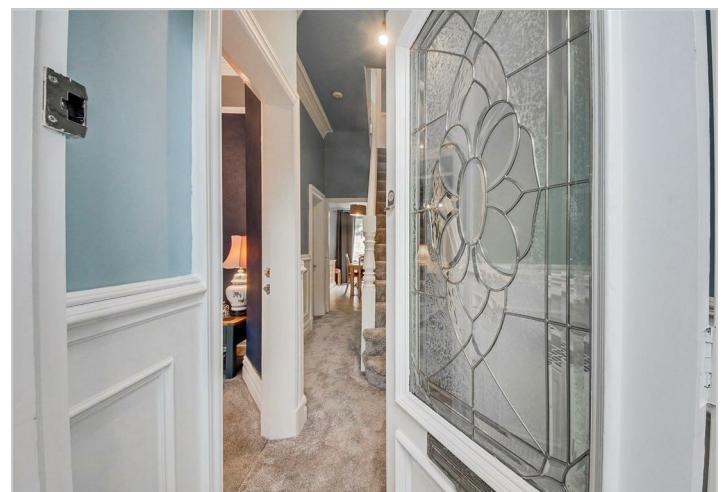
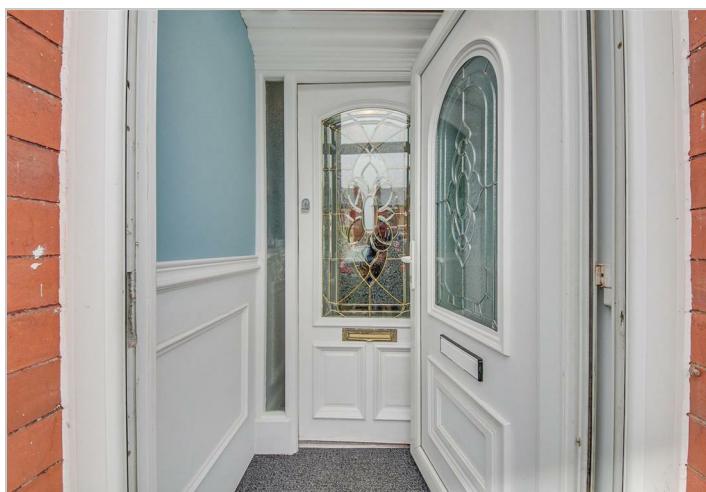
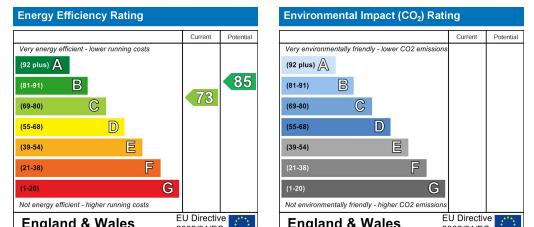
## Floor Plan



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

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