



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Rufford Road

Southport, PR9 8HT

**Offers In Excess Of £190,000**

Flexi Agent are proud to promote this two bedrooms detached true bungalow, situated in a nice residential location, short distance to Churchtown Village & Botanic Gardens as well as great transport links via the A565.

The property briefly comprises; nicely presented kitchen diner, spacious front living room, storage cupboard, two bedrooms & three piece bathroom.

Externally the property offers a front paved driveway parking & to the rear offers a laid to lawn garden and patio area.

Viewings available upon request.

Freehold

Council tax band: C

EPC: E

### 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
- True bungalow
- Circa 696 square foot
- Freehold
- Spacious front living room
- Nicely presented kitchen diner
- Three piece bathroom
- Front drive parking
- Rear sun catching garden
- Viewings available upon request



2



1

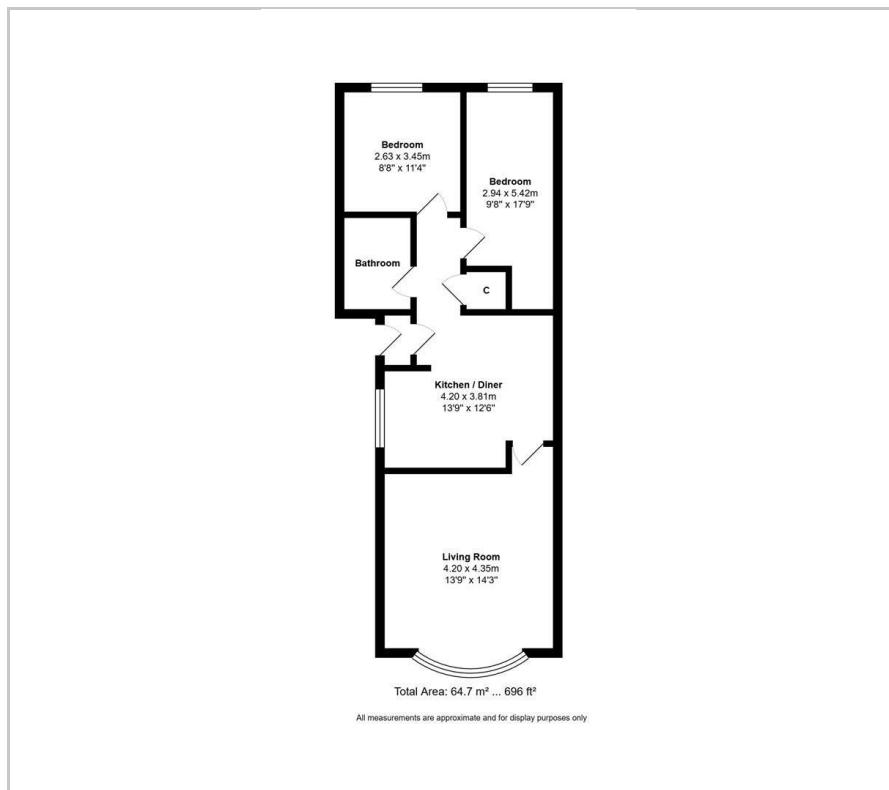


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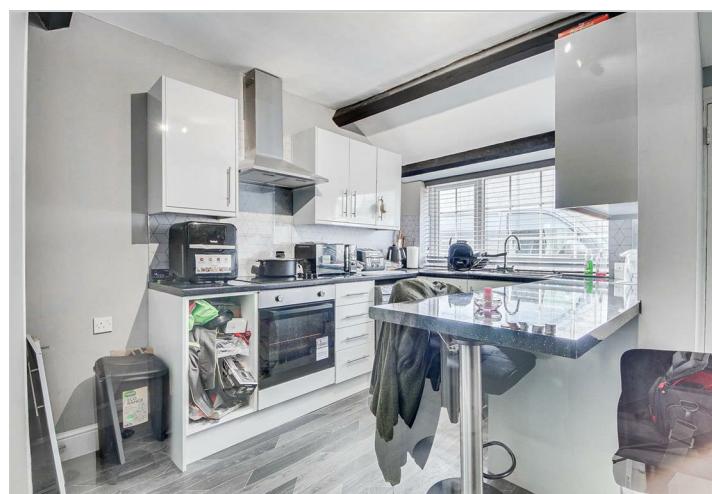
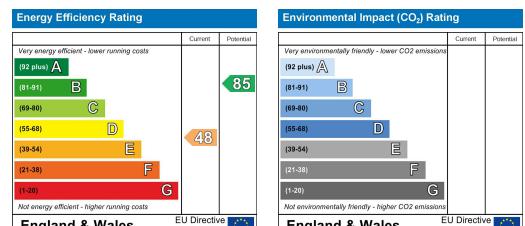
## Floor Plan



## 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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