Compton Road

Southport, PR8 4EE

£190,000

Flexi-Agent is proud to present this three-bedroom semi-detached property, located in the highly sought-after residential area of Birkdale. Situated on Compton Road, the property is within walking distance of the village and close to a range of amenities, including bars, restaurants, and boutique shops.

The property briefly comprises an entrance porch and hallway, a spacious living room with a feature bay window, a second well-proportioned reception room, and an open-plan kitchen/diner that has been extended with patio doors leading to the generous rear garden. Additionally, there is a modern downstairs shower room.

On the first floor, you will find three well-proportioned bedrooms and a contemporary three-piece family bathroom.

Externally, the property benefits from ample driveway parking and a generous south-facing garden to the rear.

Viewings available upon request.

Council tax band B

Mobile coverage
EE
Vodafone

- Three bedroom, Semi Detached, circa 1209 sqft
- Beautifully extended
- Two reception rooms one of which features a bay window
- Open plan kitchen / diner
- Modern kitchen appliances
- Well portioned bedrooms
- Downstairs shower room
- Rear south facing garden
- Ample driveway parking
- Viewings available upon request

Viewing

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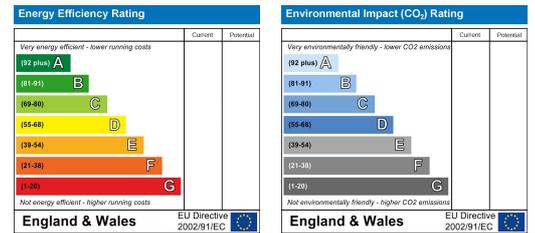or require further information.

3   1   1

Floor Plan

Kitchen / Diner
4.70 x 6.30m
15'5" x 20'8"

Bedroom
2.40 x 3.40m
7'10" x 11'2"

Shower
Room
.90 x 3.60m
2'11" x 11'10"

Dining Room
3.50 x 3.60m
11'6" x 11'10"

Landing

Bedroom
2.50 x 2.90m
8'2" x 9'6"

Hallway

Bathroom
1.70 x 1.80m
5'7" x 5'11"

Lounge
3.40 x 4.20m
11'2" x 13'9"

Porch

Bedroom
4.40 x 3.30m
14'5" x 10'10"

Total Area: 112.3 m² ... 1209 ft²
All measurements are approximate and for display purposes only

Area Map

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

18-20 Coronation Walk, Southport, Merseyside, PR8 1RE
01704 889455 lettings@flexi-agent.co.uk https://www.flexi-agent.co.uk