



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cheltenham Way

Southport, PR8 5NP

**Offers In Excess Of £210,000**

Flexi-Agent is delighted to present this charming three-bedroom semi-detached property to the open market with NO ONWARDS CHAIN. Situated in the sought-after area of Kew, this home benefits from a wealth of local amenities and is ideally positioned with easy access to the A570, which provides excellent links to both Southport town centre and surrounding areas. Additionally, the property is just moments away from picturesque rural views, offering a peaceful setting for its residents. The property has been RECENTLY RENOVATED, with new carpets, new laminate flooring, and modern kitchen cabinetry.

The ground floor comprises a welcoming entrance hallway that leads into an open-plan lounge and dining area, with sliding doors opening onto the rear garden. The galley-style kitchen features a door to the garden and offers convenient understairs storage.

The first floor hosts three good sized bedrooms and a stylish three-piece family bathroom, offering modern finishes and ample space.

Externally, the property boasts a low-maintenance front garden. To the rear, a well-maintained garden features newly installed fences and lawn, creating an ideal space for outdoor relaxation. The property also benefits from newly installed gutters.

This well-presented home offers a fantastic opportunity for those looking to settle in a desirable location with easy

- Three bedroom, Semi detached, circa 939 sqft
- NO ONWARDS CHAIN
- RECENTLY RENOVATED
- Spacious open plan lounge / diner
- Galley style kitchen
- Brand new laminate flooring, carpets and kitchen cabinets
- Modern three piece bathroom
- Driveway parking and detached garage/shed
- New gutters, fences and lawn
- 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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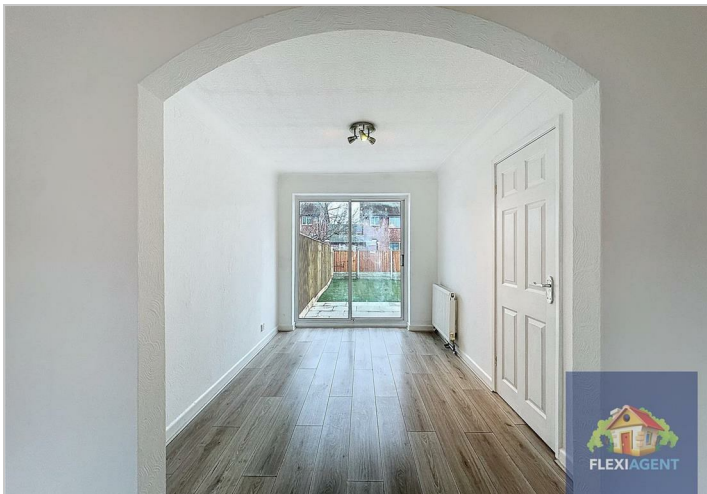
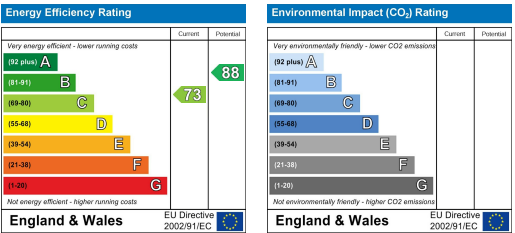
Floor Plan



Area Map



Energy Efficiency Graph



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