



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sandbrook Road

Southport, PR8 3RE

**Offers In Excess Of £170,000**

Flexi-Agent are proud to present this three bedroom, semi-detached property to the open market. Located in the desirable residential area of Ainsdale, it is within walking distance of the vibrant Ainsdale Village which has shops, several bars and restaurants, local parks, excellent schools and transport links to both Southport and Liverpool. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; entrance porch, entrance hall, front living room with bay window, nicely presented kitchen, rear reception room.

The first floor briefly comprises of; three bedrooms & three piece family bathroom.

Externally the property offers a gated driveway to the front, to the rear offers a detached garage & sun catching garden.

Viewings available upon request.

NO CHAIN  
Freehold  
EPC D  
Council tax band B

- Three bedrooms
- Semi detached, circa 934 sqft
- NO CHAIN
- Nearby transport links to Southport or Liverpool
- Two reception rooms
- Nicely presented kitchen
- Three piece family bathroom
- Front gated driveway parking
- Rear sun catching 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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1



2



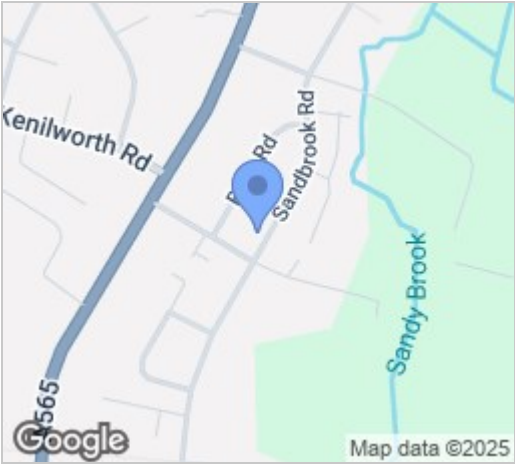
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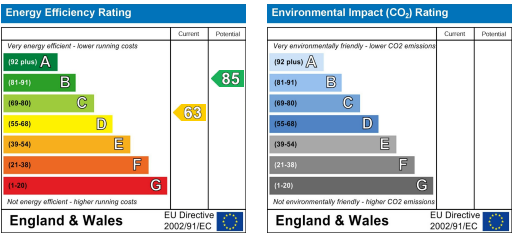
Floor Plan



Area Map



Energy Efficiency Graph



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