



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cemetery Road

Southport, PR8 6RH

**£180,000**

Flexi Agent are proud to promote this well presented two bedrooms semi detached & extended, first time, family & or investment property. Situated on Cemetery Road, the property is conveniently located to enjoy access to Birkdale village, Southport centre as well as a host of amenities close by. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises; entrance hallway, downstairs WC cloakroom, living room, dining room and an extended open plan kitchen diner to the ground floor. The first floor offers two bedrooms, a spacious master & a well proportioned second bedroom with inbuilt furniture & a family shower room.

Externally, this stylish abode offers ample driveway parking spaces to the front, a generous side access, an Indian stone paved rear garden and a well proportioned outbuilding which has electrics, windows and is insulated - the perfect home office / gymnasium. NO CHAIN.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewing is available immediately by appointment.

Freehold  
NO CHAIN  
EPC D  
Council tax band B

- Two bedrooms
- Extended
- Circa 1000 square feet
- Two reception rooms
- Open plan kitchen, living diner
- Downstairs WC
- Modern family shower room
- Block paved driveway
- Spacious outbuilding to rear
- NO CHAIN

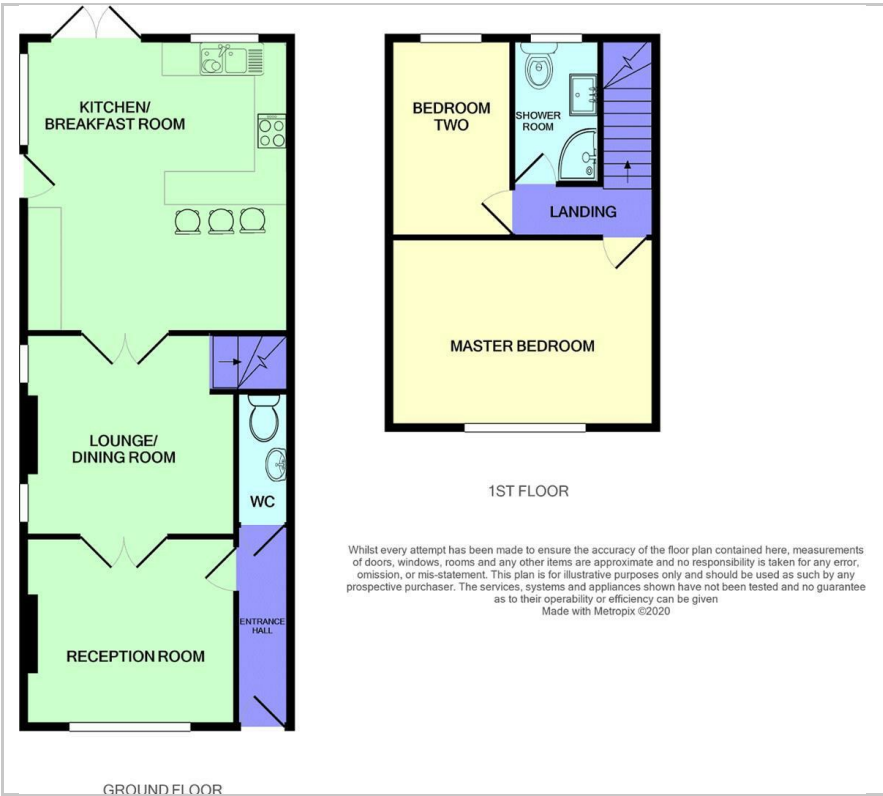
### Viewing

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.





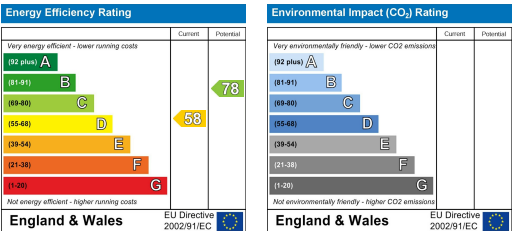
Floor Plan



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.