



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Compton Road

Southport, PR8 4EG

**Offers Over £190,000**

\*\*\*\*\*AVAILABLE WITH NO CHAIN\*\*\*\*\*  
Flexi-Agent are proud to present this two bedroom, detached, double fronted property, located in close proximity to Birkdale village which offers a wealth of amenities such as shops, bars, restaurants, travel links that lead to and from Liverpool alongside award winning schools. The property is beautifully presented throughout and would make a perfect home.

The property briefly comprises: entrance porch, hallway, spacious lounge and a front reception labelled as a dining room. In addition to the ground floor, the property also offers an L-shape kitchen/breakfast room and a modern three-piece shower room.

To the first floor, the property boasts two generous DOUBLE bedrooms each uniquely decorated with one of which including integrated wardrobes. Also, to the first floor, there is a family size bathroom and a storage cupboard situated on the landing.

Externally, the property offers ample driveway parking & an attached garage to the front of the property. To the rear the property holsters a private, urbanised, low maintenance garden layered with AstroTurf.

Viewing available upon request.

- Detached
- Two generous DOUBLE bedrooms
- Beautifully presented throughout
- Spacious lounge
- L- shaped kitchen/breakfast room
- Front dining room
- Urbanised low maintenance rear garden
- Attached garage
- Located in close proximity to Birkdale village which offers a wealth of amenities such as shops, bars, restaurants, travel links that lead to and from Liverpool and award winning schools.
- Viewings available upon request.

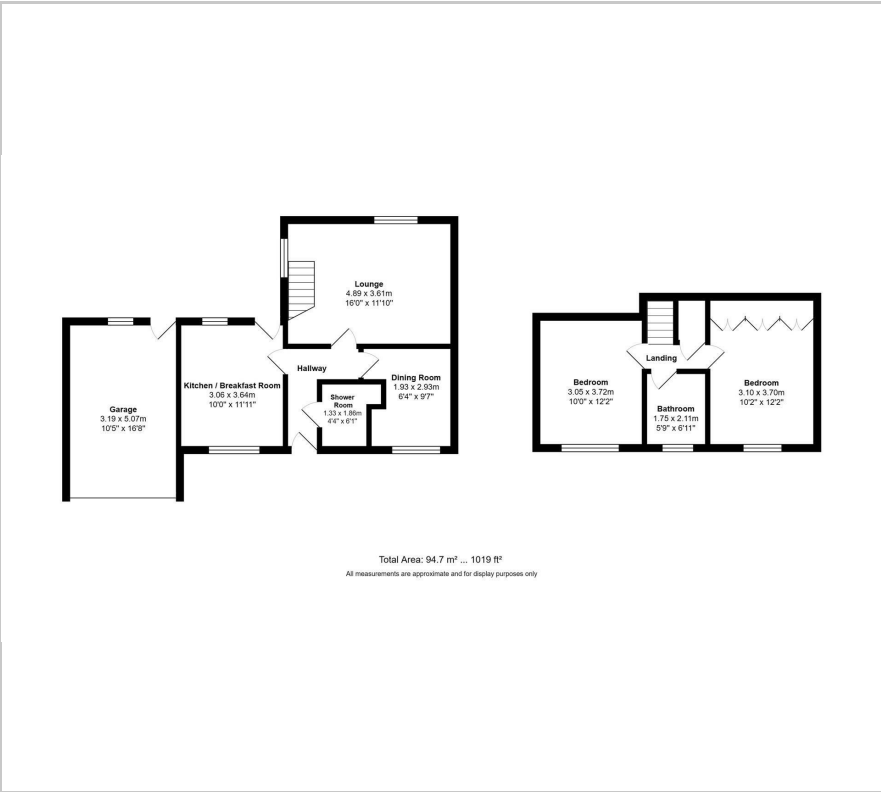
### Viewing

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.





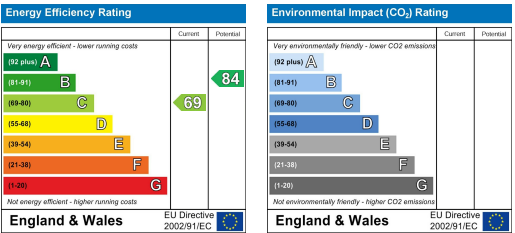
Floor Plan



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.