



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Portland Street

Southport, PR8 6LU

**Offers In Excess Of £200,000**

Flexi Agent are delighted to welcome to the market this stunning RECENTLY UPDATED two bedroom semi-detached home which has recently undergone renovations, such as a newly installed combi-boiler, fitted wardrobes in both bedrooms and recently installed triple glazed windows at the front. The property is located within a short stroll of the Lord Street shopping boulevard and is also a short distance from the bustling Birkdale village. An excellent first time purchase.

The property briefly comprises; entrance porch, entrance hallway, lounge room, family room and a substantially extended kitchen/dining room to the ground floor. The first floor offers two bedrooms and a modern three piece family bathroom.

Externally, on site parking is available, the rear offers a sun catching garden with a large composite decking and garden room which is currently being used as an office.

Freehold.  
Council Tax Band B  
EPC D

Viewing is available by appointment.

### 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.

- Stunning semi-detached home recently extended to the rear, recently installed front door
- Two bedroom, with fitted wardrobes in both bedrooms
- Modern kitchen with granite worktops
- Recently installed triple glazed windows at the front & double glazing throughout
- Modern three-piece family bathroom
- Detached 'K-Rend' outbuilding with power supply currently used as office
- Beautifully presented throughout, recently installed combi-boiler with HIVE heating
- Sun catching garden, bi-folding doors to the rear & garden room
- On site parking
- Viewings available upon request



2



1

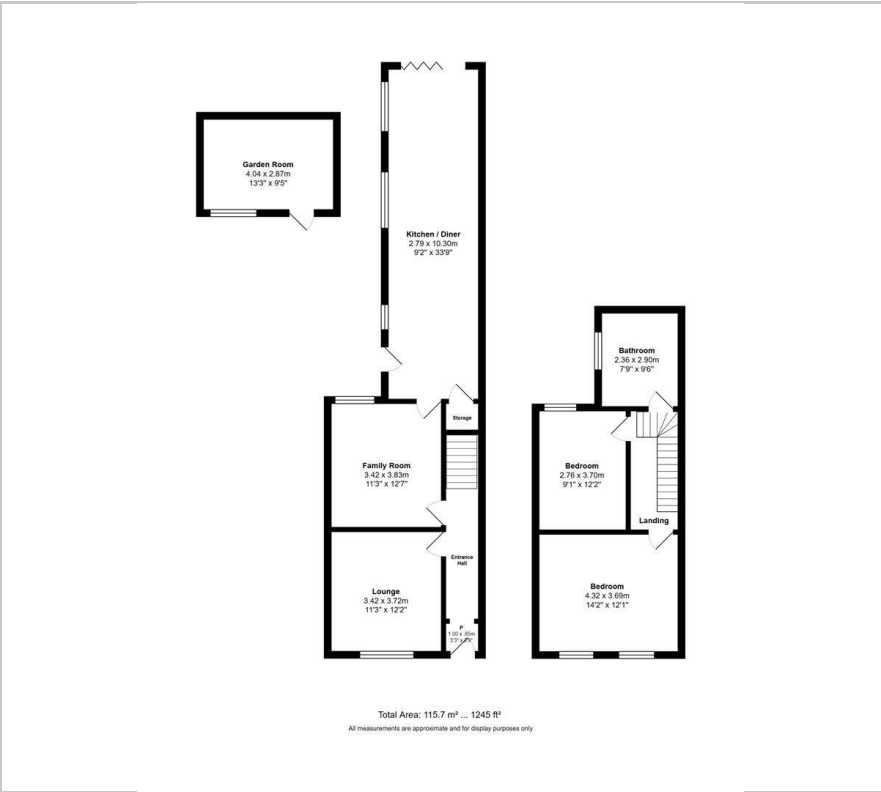


2



D

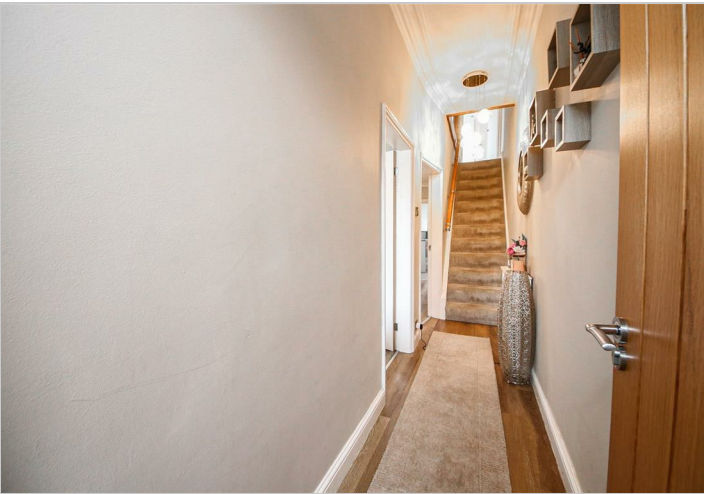
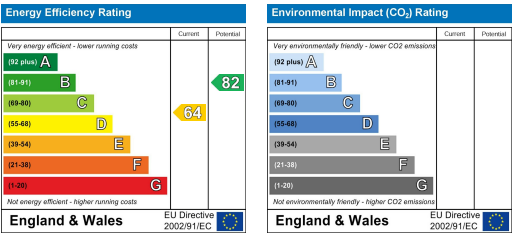
Floor Plan



Area Map



Energy Efficiency Graph



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