



# 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

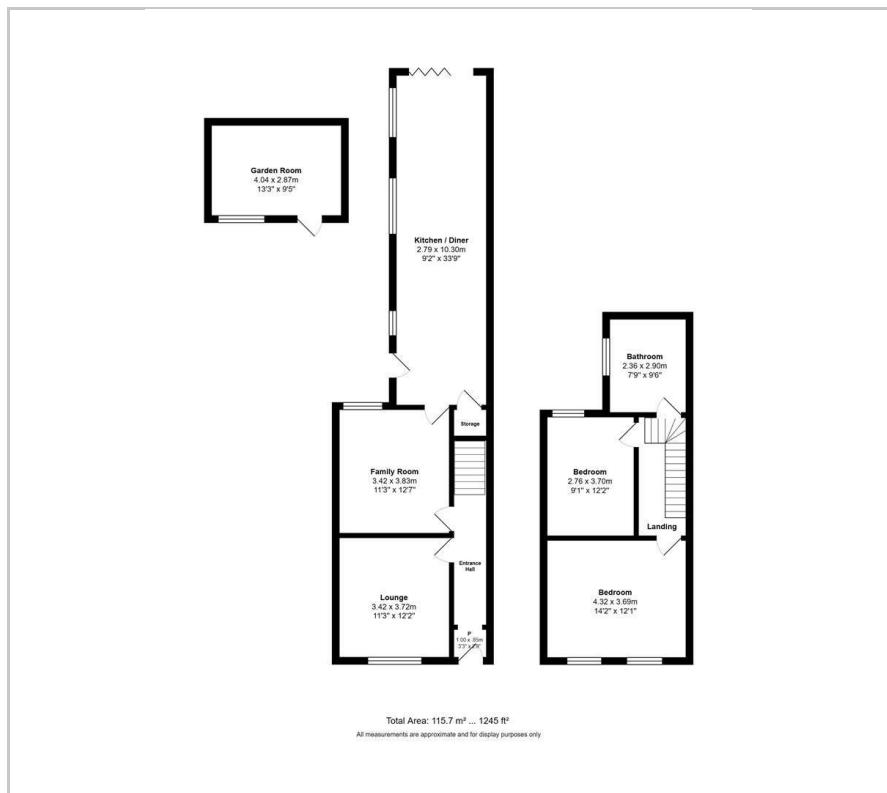


2



D

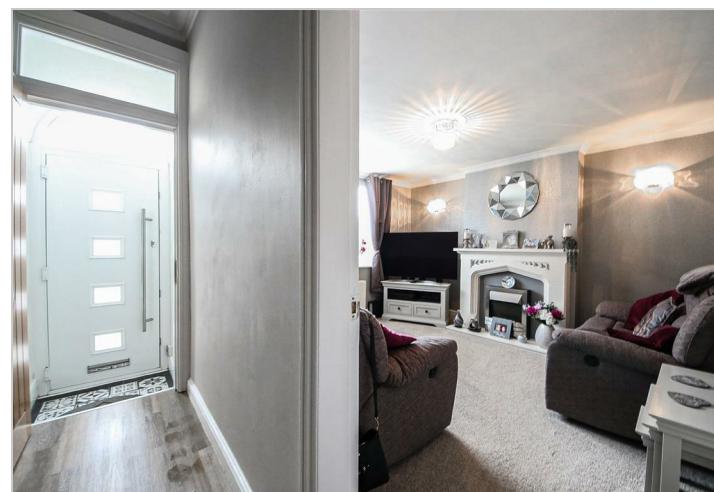
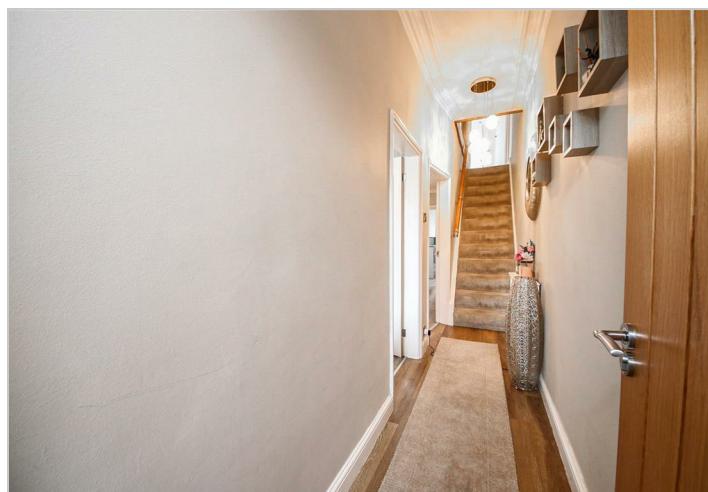
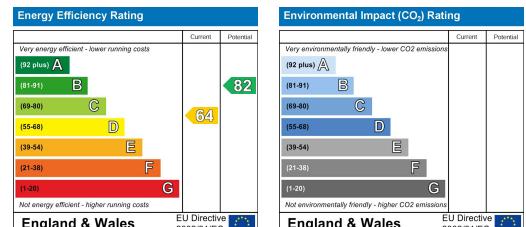
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.