



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Bellis Avenue

Southport, PR9 9PZ

**Offers In The Region Of £220,000**

Flexi-Agent are delighted to present this three bedroom semi detached property to the open market.

Located a short drive to Churchtown village, Botanic Gardens, Hesketh Park, walking distance to Hesketh Golf course & great transport links via the A565.

The property briefly comprises of; spacious front lounge, nicely presented kitchen with LED under plinth lighting, utility room & office.

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

Externally the property offers driveway parking & low maintenance garden to the front, to the rear offers a courtyard entertainment area, low maintenance garden & garden shed.

Viewings available upon request.

Freehold  
Council tax band: B  
EPC C

### 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.

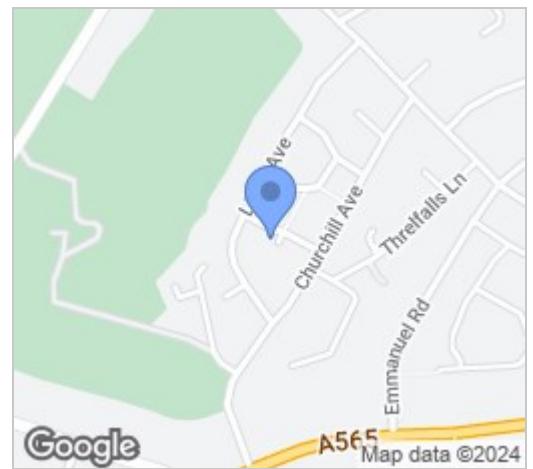
- Three bedroom
- Semi detached
- Spacious lounge
- Nicely presented kitchen with LED lighting
- Utility room & office
- Fully tiled three piece bathroom
- Driveway parking
- Rear courtyard entertainment area & low maintenance garden
- Close to great transport links via the A565
- Viewings available upon request



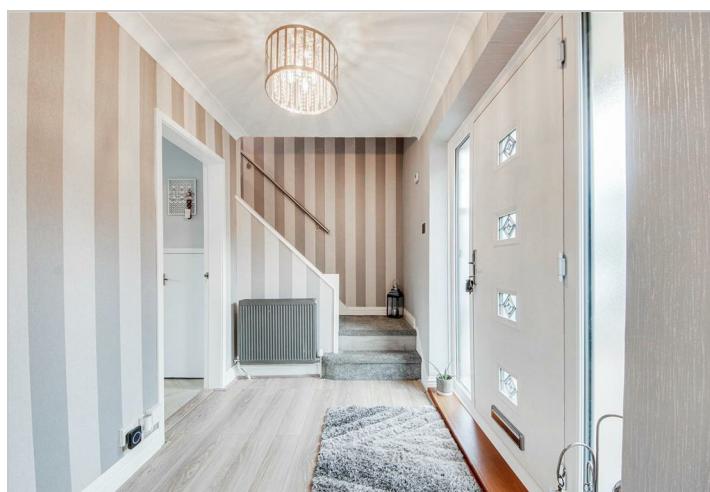
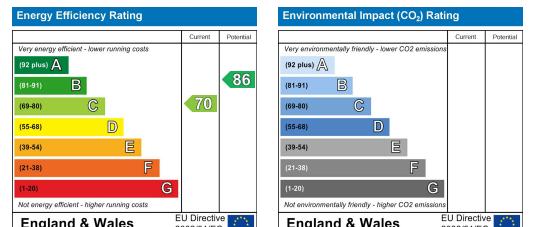
## Floor Plan



## 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.

Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE

Tel: 01704 889455 | Email: [sales@flexi-agent.co.uk](mailto:sales@flexi-agent.co.uk) | Website: [www.flexi-agent.co.uk](http://www.flexi-agent.co.uk)