



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Hart Street

Southport, PR8 6BT

**Offers In Excess Of £250,000**

\*\*\*OPEN DAY SATURDAY 13TH APRIL FROM 1PM ONWARDS - PLEASE CONTACT THE OFFICE TO ARRANGE YOUR INDIVIDUAL APPOINTMENT SLOT\*\*\*

Flexi-Agent are pleased to welcome this recently improved, extended, three bedroom semi-detached family home situated in a popular residential location situated close to amenities and rail links. The property has been renovated, providing an exceptional opportunity to 'put your own stamp' on this property. Ideally suited to first time buyers and families alike, the property is spacious and boasts significant proportions as is over circa 1500 square feet!

The property briefly comprises; entrance porch, entrance hallway, living room, dining room, kitchen and another extended reception room to the ground floor. The first floor offers three well proportioned bedrooms and a newly installed state of the art family bathroom.

Externally, ample on street parking is available, a neat frontage, a private sunny rear garden with paved entertaining space and a detached workshop, which would be ideal for home working, a gymnasium or home bar!

### \*\*\*KEY UPGRADES\*\*\*

- New luxury vinyl tile flooring laid in the ground floor
- Recently installed bathroom

- Three bedrooms
- Semi-detached
- Extended to the rear
- Over circa 1500 square feet
- Three reception rooms
- New family bathroom
- New roof
- Private sunny garden
- Popular residential location
- 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.



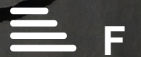
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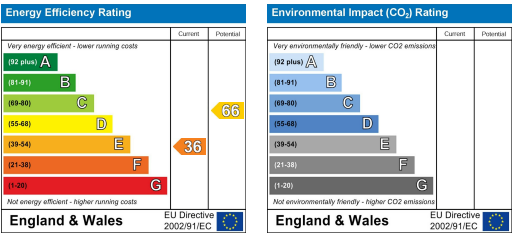
Floor Plan



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.