



# FLEXIAGENT

Market Leading, Independent Estate Agents



## York Road

Southport, PR8 2DU

**Offers In Excess Of £400,000**

Flexi-Agent are delighted to present this beautifully maintained two bedrooms, detached property to the open market. Situated in a highly sought-after location, the home is just a short walk from the charming Birkdale Village, which offers a fantastic selection of local amenities, including shops, bars, and cafés. The property is also well-served by public transport, providing easy access to Southport Town Centre and all its attractions.

The property consists of an inviting front entrance hallway leading to two well-proportioned front-facing bedrooms, both equipped with built-in wardrobes. The accommodation further includes a modern three-piece family bathroom and a separate shower room/WC. The kitchen, offering ample storage space, provides a practical and well-organised cooking area. The spacious lounge seamlessly flows into the dining room, which benefits from French doors that open onto the rear garden. Additionally, there is a garden room situated at the rear of the property, providing a versatile space for relaxation or leisure.

Externally, the property boasts generous off-road parking on the front driveway, an integrated garage for secure parking and additional storage, as well as a large, well-maintained rear garden offering considerable space for outdoor activities and potential further development.

NO ONWARDS CHAIN

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.

- Two double bedrooms
- Detached Bungalow, circa 1366 sqft
- Built in wardrobes/storage
- Spacious living room with arch into dining room
- Dining room with French doors leading to the rear
- Three piece bathroom & a separate shower room/WC
- Rear private garden room
- An integrated front facing garage
- Plenty of front driveway parking
- Viewings available upon request



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2



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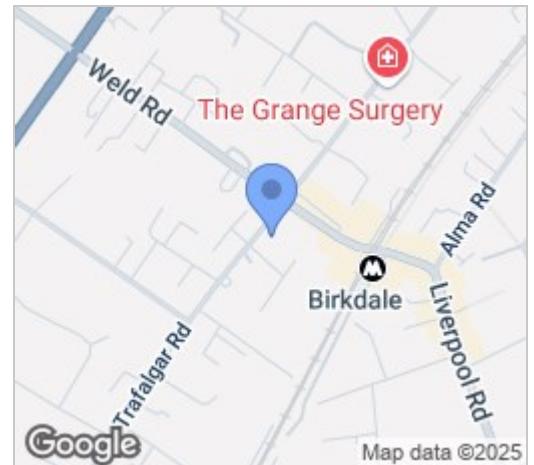
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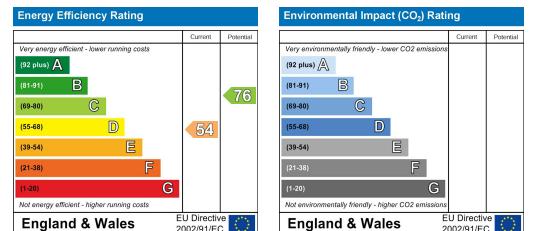
## Floor Plan



## 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.