



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Stamford Road

Southport, PR8 4ET

**Offers In Excess Of £150,000**

Flexi-Agent are delighted to present this three-bedrooms semi-detached property to the open market. Located in the sought-after area of Birkdale, within walking distance of the vibrant Birkdale Village with its plethora of shops, restaurants and bars, it is surrounded by a wealth of local amenities and is a stone's throw from excellent local transport links and great local schools. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises: Entrance porch, living room, a modern fitted kitchen, a utility room and a downstairs bathroom.

The first floor consists of three well-proportioned bedrooms.

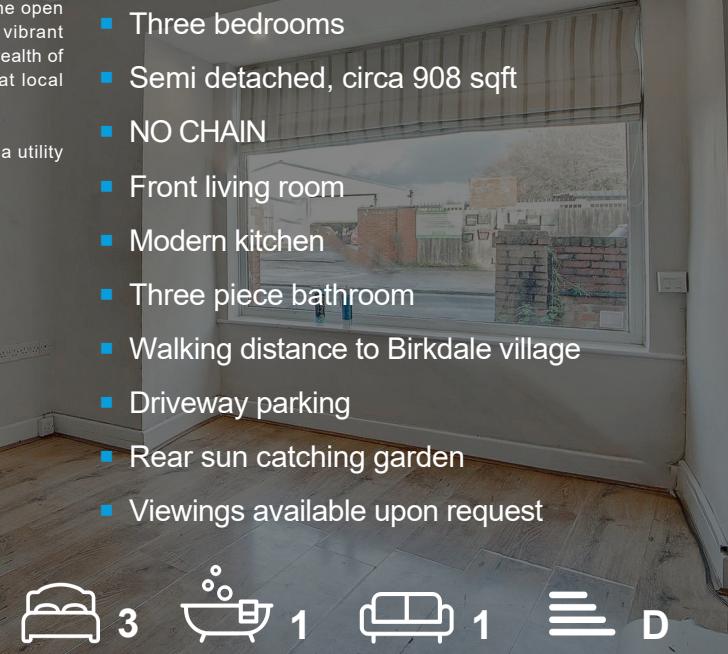
Externally the property benefits from driveway parking and a sun-catching rear garden.

Viewings are available upon request.

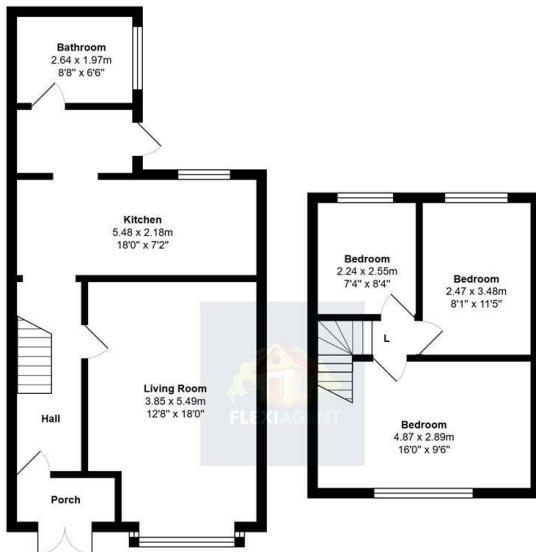
NO CHAIN  
Freehold  
Council Tax Band A  
EPC D

### 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.



## Floor Plan

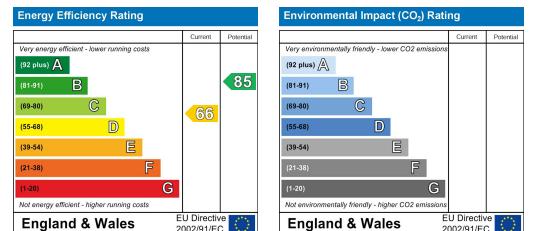


Total Area: 84.3 m<sup>2</sup> ... 908 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## 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.

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