



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Old Park Lane

Southport, PR9 7BT

**Offers In Excess Of £160,000**

Flexi Agent are delighted to present this TWO DOUBLE BEDROOMS semi detached property to the open market. Situated walking distance to Southport Old Links Golf Course & short distance to Churchtown Village, as well as nearby local amenities, award winning schools & has great transport links into Southport Town Centre.

The property briefly comprises of; entrance porch, front lounge diner leading to sitting room, nicely presented kitchen conservatory leading to rear.

The first floor briefly comprises of two double bedrooms & bathroom.

Externally the property offers front driveway parking, to the rear offers seating entertainment area followed by a sun catching garden & Astro turf.

Viewings available upon request.

Freehold  
Council tax band: B  
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.

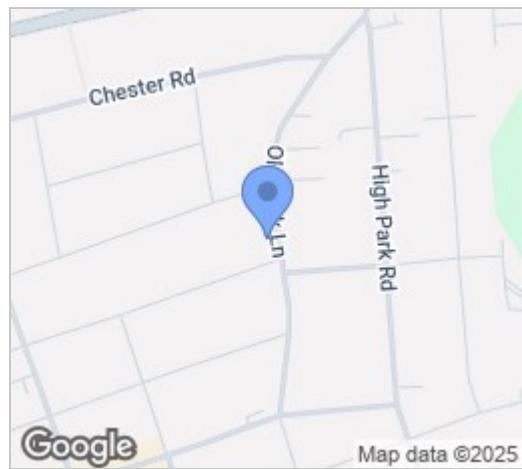
- Two double bedrooms
- Semi detached, circa 948 sqft
- Short distance from Churchtown village
- Front lounge diner
- Sitting room
- Nicely presented kitchen conservatory
- Upstairs bathroom
- Front driveway parking
- Rear courtyard & Astro turn sun catching garden
- Viewings available upon request



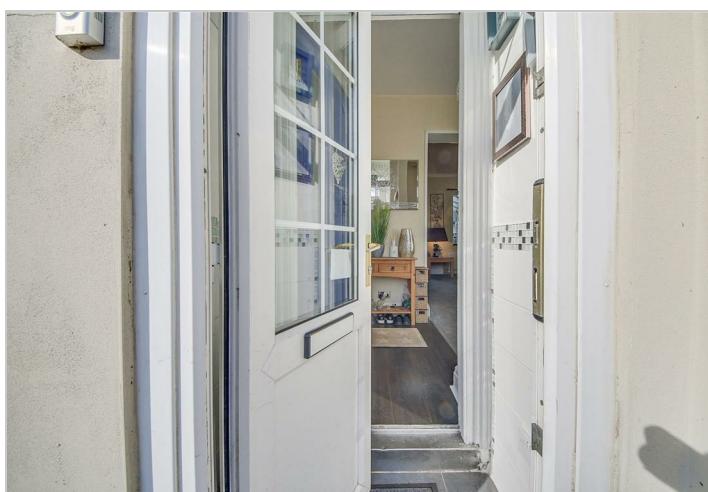
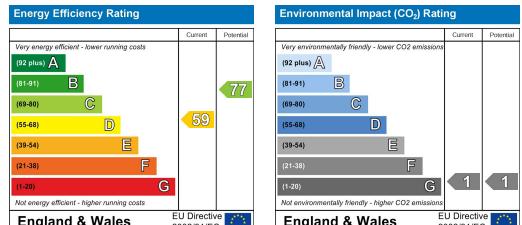
## Floor Plan



## 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.

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