



# FLEXIAGENT

Market Leading, Independent Estate Agents



## St. Pauls Street

Southport, PR8 1LZ

**Offers In Excess Of £340,000**

Flexi Agent is delighted to present this charming three-bedroom, semi-detached property to the open market. The property is ideally situated in an area well-served by local amenities, including shops, schools, and parks. Southport town centre is just a stones throw away with its range of shops, restaurants, and cultural attractions. Additionally, the property enjoys convenient access to public transportation links, providing easy connections to surrounding areas.

The ground floor comprises an entrance porch leading into a welcoming hallway. The spacious lounge features a large bay window, creating a bright and airy atmosphere. There is an open-plan reception/dining room with French doors leading to the rear garden, as well as a modern kitchen with integrated, high-quality appliances. A downstairs WC completes this level.

The first floor offers three well-proportioned bedrooms, one of which benefits from an en-suite bathroom. A separate WC and family bathroom are also located on this floor.

Externally, the property offers street parking to the front and a low-maintenance, sun-catching rear garden with a shed.

Additional features of the property include a Hive heating system, a pantry laundry cupboard, new roofing on the shed, a south-west facing garden, and a boiler that is just 4 years old.

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.

- Three bedroom
- Semi Detached, circa 1504 sqft
- Great Location
- Front facing lounge with feature bay window
- Open plan reception room / diner with French doors to the rear
- Modern kitchen with quality integrated appliances
- Downstairs WC, modern en suite & family bathroom
- Street parking
- Low maintenance west facing
- Viewings available upon request



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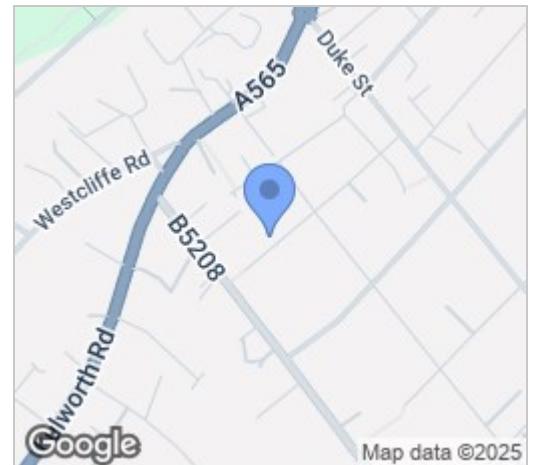
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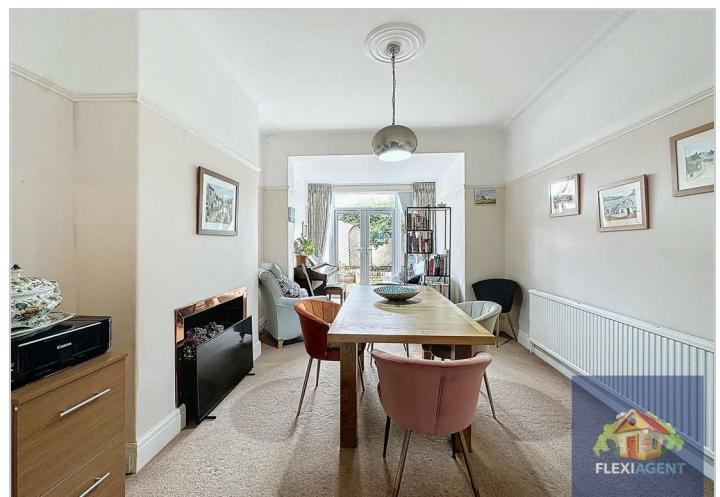
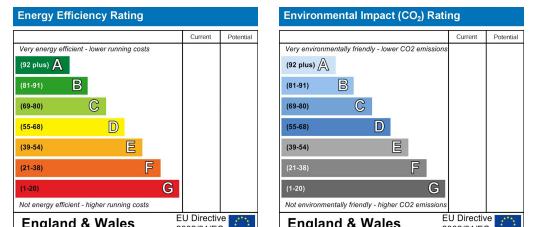
## Floor Plan



## Area Map



## Energy Efficiency Graph



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