



**FLEXIAGENT**



## Arbour Street Southport, PR8 6SB

**£1,400 Per Month**

Flexi-agent are pleased to present this three/four bedroom semi-detached property to the lettings market. Located a short walk from Southport town centre, it is ideally surrounded by a wealth of local amenities, shops, cafes, bars, restaurants as well as excellent local schools and transport links.

This ideal family home briefly comprises: Entrance hall including living area with feature bay window, a further reception room, a potential downstairs bedroom or study, a fabulous spacious modern fitted kitchen/diner with plenty of storage cupboards and a sitting room/living room and a WC.

To the first floor, there are three bedrooms and a stunning family bathroom.

Externally, to the front, there is a gravel driveway providing off road parking. To the rear, there is an enclosed garden with a good size patio - perfect for entertaining!

Viewings available upon request.

Deposit £1615.38  
EPC D

### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- AVAILABLE NOW
- SEMI-DETACHED
- SUN CATCHING GARDEN
- EPC D
- DEPOSIT £1615.38
- THREE UPSTAIRS BEDROOM
- ADDITIONAL RECEPTION CAN BE A DOWNSTAIRS BEDROOM
- VIEWINGS ADVISED
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS



4



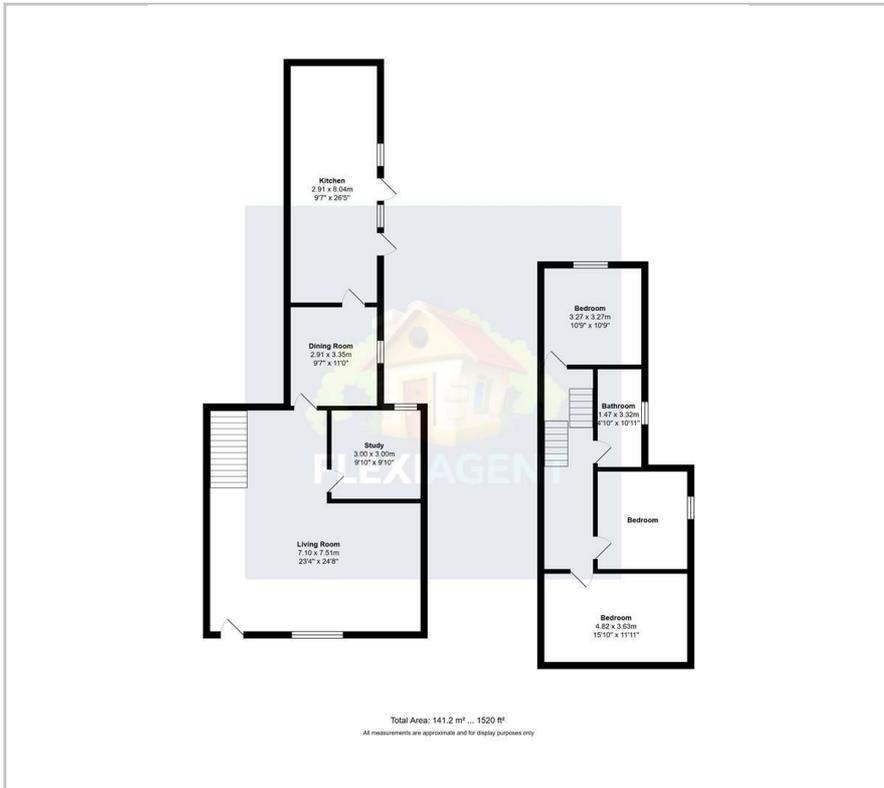
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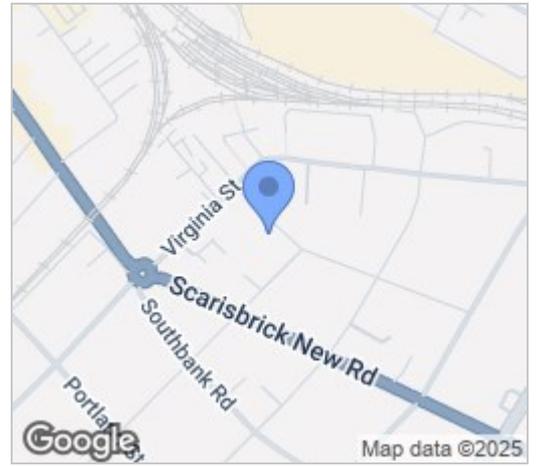
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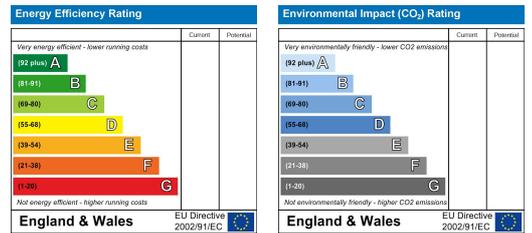
## Floor Plan



## Area Map



## Energy Efficiency Graph



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