



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Leamington Avenue Ainsdale, Southport, PR8 3LA Offers In Excess Of £685,000

Flexi-Agent are delighted to offer the opportunity to purchase a SPECTACULAR HIGH SPEC FIVE BEDROOM NEW BUILD DETACHED PROPERTY with Cathedral style windows to the front. Available for purchase with NO ONWARDS CHAIN.

Block of space at the back of the property to possibly extend the garden size

The property is situated close to the heart of Ainsdale Village, which offers a plethora of shops, restaurants, bars and transport links including Ainsdale Train Station.

Building work has completed. Builder has flooring options available to complete the downstairs & kitchen options.

The property briefly comprises of; entrance hall, snug room with box window, front lounge, utility room, WC, spacious kitchen diner lounge with folding doors leading to rear.

The first floor briefly comprises of; four sizeable bedrooms with the largest featuring an ensuite & family four piece bathroom, the master fifth bedroom in the loft featuring a luxury sizeable ensuite with open plan shower area and stand alone bath.

Externally the property offers a sizeable front drive parking to the front, to the rear offers a nicely presented sun catching

- DETACHED property
- NEW BUILD
- Five bedrooms
- High Spec
- Cul-de-sac location
- Futuristic architecture
- NO CHAIN
- Sought after location
- Fantastic opportunity
- Close to a plethora of amenities

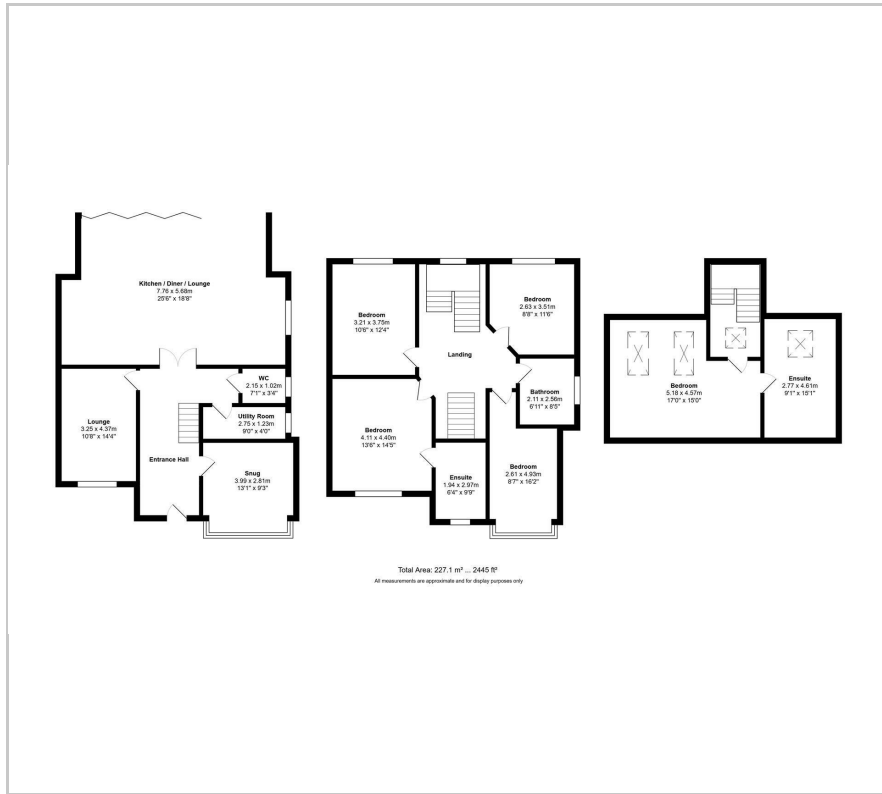
### Viewing

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.





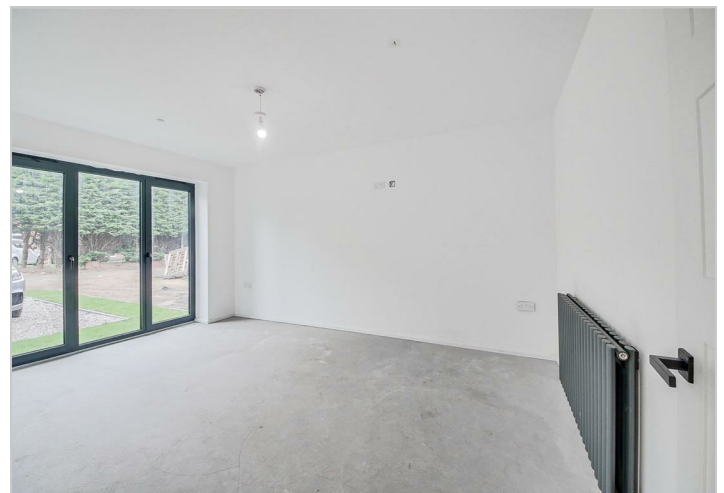
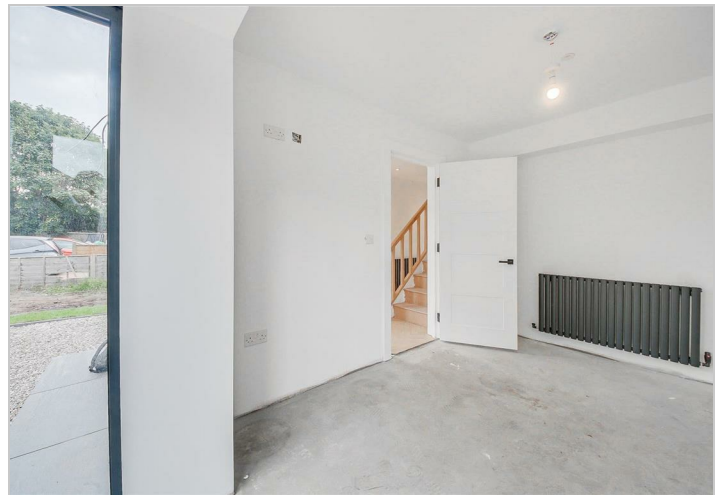
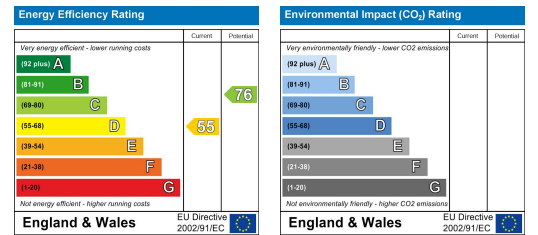
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.