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Market Leading, Independent Estate Agents



Churchgate

Southport, PR9 7JH

Offers In The Region Of £425,000

Flexi-Agent are delighted to offer this attractive four bedroom, substantially extended semi-detached property to the open market. The property is located in the sought after residential area of Churchtown, this property is surrounded by a wealth of amenities, and is a stones throw from Churchtown village & the famous Hesketh Golf Links.

This grand property which benefits from a **DOUBLE STOREY SIDE EXTENSION** briefly comprises; Storm porch, welcoming hallway, spacious lounge with a bay window and fireplace. In addition, the property holds a dining room a decorative fireplace, a front reception room, a rear sitting room with glass sliding doors granting access to the rear, a modern open plan shaker style kitchen, an essential utility room that also provides access to the rear and a WC situated under stairs.

Stairs to the first floor leads to four well-proportioned bedrooms, one of which including a fabulous ensuite. Further on the landing, there is a family sized four piece contemporary fitted bathroom.

Externally, the property boasts an external build including a games room, a study and a second WC. To the front of the property, it presents to you a driveway accompanied with a well-maintained front garden. The rear of the establishment holsters an expansive wrap around rear garden with both a patio area and a Astro turf patch offering low maintenance to it's occupants.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

- Semi-detached family home, circa 2635 square feet
- Four well-proportioned bedrooms
- Four fantastic reception rooms
- Modern open plan shaker style kitchen & utility room
- Family sized contemporary bathroom & en-suite
- Two WC's
- Expansive wrap around rear garden with an external build including a games room & study accompanied with a WC
- Paved driveway & garage
- Located in the sought after residential area of Churchtown, this property is surrounded by a wealth of amenities, and is a stones throw from Churchtown village and the famous Hesketh Golf Links
- 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.



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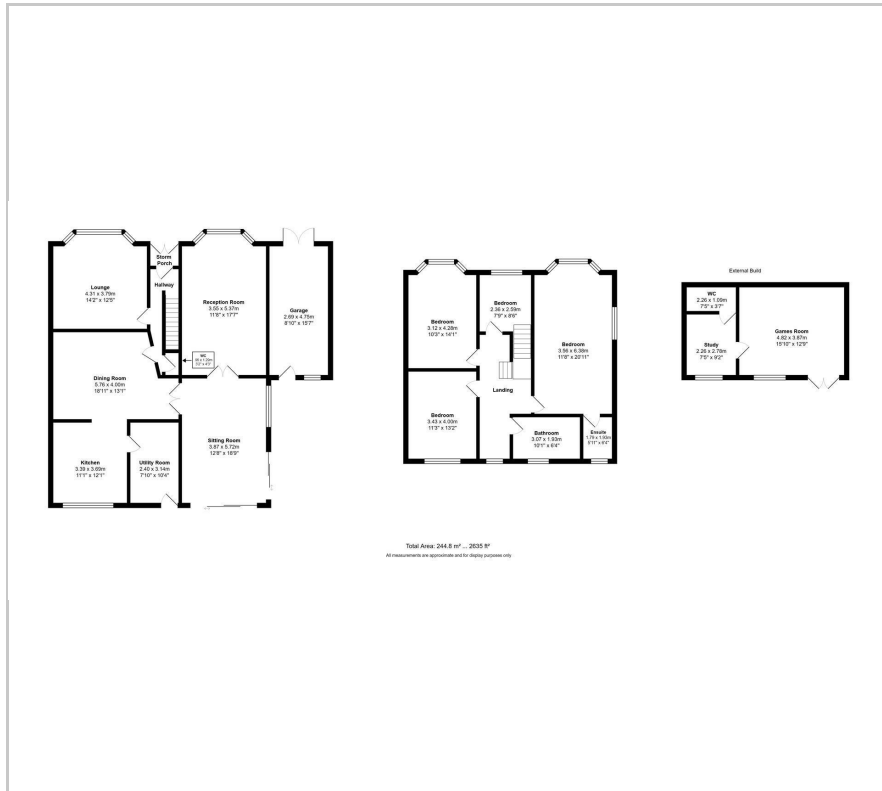


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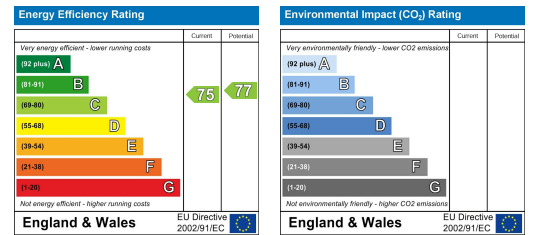
Floor Plan



Area Map



Energy Efficiency Graph



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