



# FLEXIAGENT

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## Rathmore Crescent

Southport, PR9 8PW

**Offers In Excess Of £250,000**

Flexi-Agent are delighted to offer this three bedroom semi-detached family home to the open market. The property is ideal for a family offering within walking distance the highly admirable Churchtown village which offers a plethora of amenities, including the historic Botanical gardens, a wealth of shops, boutiques, bars, restaurants and award winning schools.

The property briefly comprises; Entrance porch, a welcoming hallway, a spacious living room that grants access to the airy kitchen/diner that wraps around the back side of the property giving the kitchen plenty of space with a plethora of cabinets, drawers and integrated appliances with its modern L-shape/corridor design accompanied with a lovely dining area that presents scenic garden views through its French doors that lead to the rear.

The first floor offers three well apportioned bedrooms, two of which being doubles and a modern three piece family bathroom to the landing.

Externally the property boasts an ample paved driveway with side access to the 40ft detached garage/workshop that lays parallel to the extensive rear garden.

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

Viewing is available immediately by appointment.

### 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.

- Semi-detached property
- Three well apportioned bedrooms
- Welcoming entrance hallway
- Spacious living room
- Airy L-shaped Kitchen/Diner with French doors
- Three-piece family bathroom
- Ample paved driveway & 40ft detached garage/workshop
- Extensive rear garden
- Within walking distance the highly admirable Churchtown village.
- Viewings available upon request.





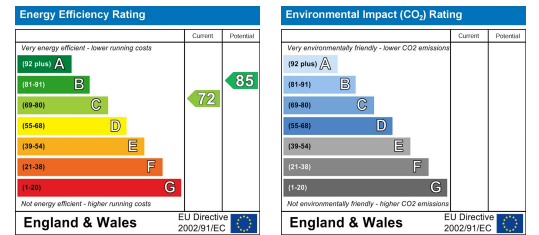
## Floor Plan



## Area Map



## Energy Efficiency Graph



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