



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Victoria Way

Liverpool, L37 1YF

**Offers In Excess Of £1,000,000**

Flexi Agent are proud to promote this recently refurbished five double bed roomed detached family residence, set on a generously sized, private and exclusive corner plot. The property is entered via electric remote controlled gates and is welcomed by a generous driveway & wraparound gardens. Available for purchase with **NO ONWARDS CHAIN**.

Ideally positioned for all amenities and transport links it offers any prospective buyers the chance to stamp their own mark on an extensive home within idyllic surroundings.

Victoria Way is a highly desirable location, with only seven detached properties in an exclusive cul-de-sac. Situated adjacent to the prestigious Formby Golf Club, as well as being within walking distance of the National Trust Pine Forest and the Formby coastline, adds to its appeal.

The property briefly comprises; grand reception entrance hallway, spacious living room, dining room leading to orangery, a fabulous open plan kitchen diner, downstairs WC and double bedroom with a complimentary en-suite shower room. The first floor offers four good sized double bedrooms with a further en-suite off the master & a four piece family bathroom.

Externally, the property boasts driveway parking for several vehicles, a double garage with remote control up and over doors (which is also integral to the property) and wraparound gardens to all elevations, with paved suntraps and entertaining spaces. Solar panels have been fitted to the roof, providing utility benefits to the future homeowner. **NO**

- Five double bedrooms
- Detached family residence
- Circa 2900 square feet
- Impressive, grand reception hallway
- Two bedrooms with en-suite shower rooms
- Spacious living room & kitchen diner
- Driveway parking
- Double garage
- Recently refurbished
- **NO CHAIN**

### 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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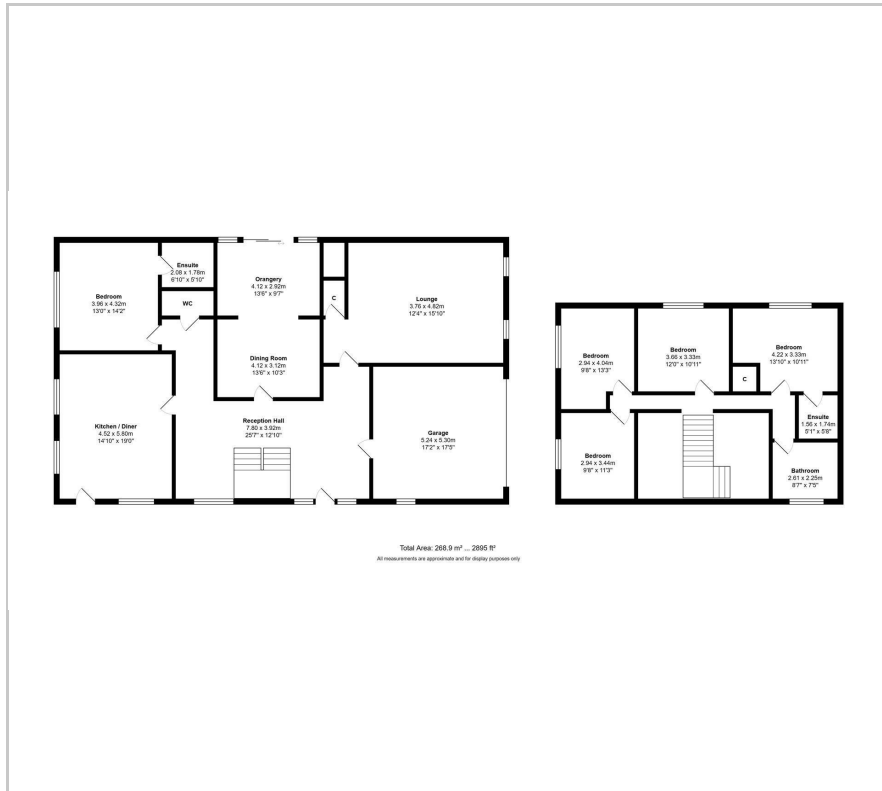
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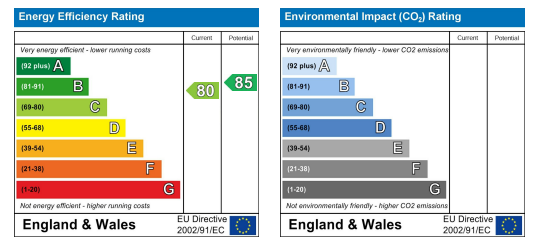
## Floor Plan



## Area Map



## Energy Efficiency Graph



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