



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Brocklebank Road

Southport, PR9 9LP

**Offers In Excess Of £850,000**

Please welcome... A 5-bedroom, 5-bathroom substantial detached family home. With four en-suite bedrooms, indulge in opulent living. Open-plan layout with a captivating South East facing garden beckons for leisure and entertainment. Nestled on a coveted, tree-lined road near Hesketh Park and Churchtown, this retreat is a haven for relaxation. Surrounded by golf, tennis, coastal escapes, and park strolls, it's your ideal sanctuary for complete rest and rejuvenation. Welcome to your haven of tranquility and luxury.

Flexi Agent proudly present to you a rare opportunity to purchase a beautiful freehold period property sited on the tree lined Brocklebank Road, located in the sought after location, Hesketh Park area. Laid out along a wide tree-lined street.

A stone throw from coastal walks, Marshside RSPB and numerous sporting and recreational clubs, this high specification and tastefully modernised family home offers everything you would want meeting the demands of today's lifestyle and more. Including open plan living spaces, separate living room, 4 double bedrooms all with one en-suites plus a large family bathroom, a gym area, stunning outdoor retreat plus outbuildings for potential future projects. Via French doors onto a large sunny aspect patio, extend the living space into a large, enticing landscaped garden, perfect for entertaining family and friends all year round.

This beautiful, particularly generous family home is offered for sale with accommodation spread over three levels, immaculately presented it portrays elegance and style throughout.

- Detached family home
- Five double bedrooms
- Five bathrooms
- Circa 4000 square feet
- Immaculately & Elegantly Presented Throughout
- Stylish Open Plan Kitchen, Living & Diner
- Separate Utility & Downstairs WC
- Private Gates with Ample Off-Road Parking
- Landscaped Gardens & Entertainment Space
- Viewing is available 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.



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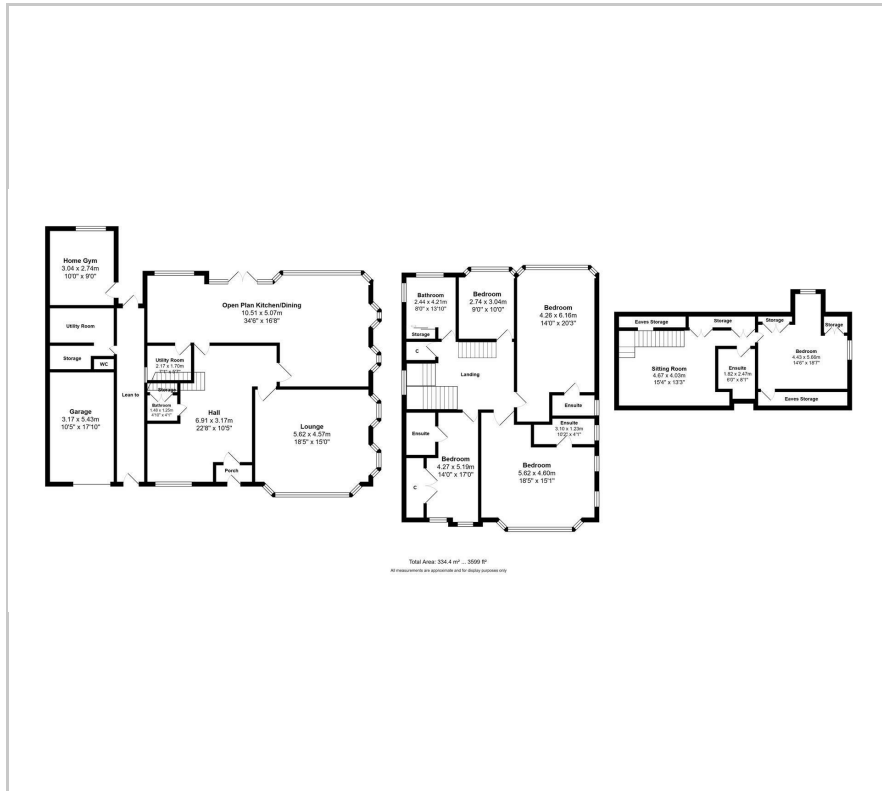
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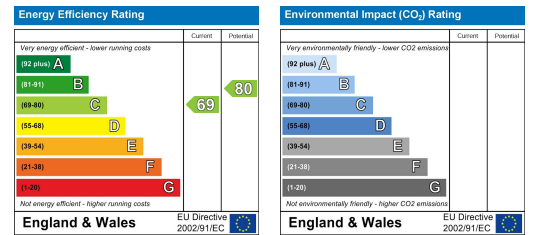
## Floor Plan



## Area Map



## Energy Efficiency Graph



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