



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Trafalgar Road

Southport, PR8 2HF

**Offers In Excess Of £765,000**

Flexi-Agent are delighted to present this elegant period detached residence, offering the ultimate perfection with its location, orientation, excellent flow of accommodation and is only short stroll Birkdale village, with its array of stylish boutiques, bars and eateries.

This imposing property rests proudly on an enviable plot of 0.44 of an ACRE in old Birkdale. The grounds of the property are well-tended, and the rear garden has been recently landscaped. Beyond the garden is the orchard and wildlife meadow.

From the moment you step inside this property, you will appreciate the volume of space, and the bright and airy rooms exude Victorian character, with high ceilings, deep skirtings, moulded architraves and beautiful fireplaces.

The accommodation is arranged over three floors and briefly comprises:- a welcoming entrance hall, front lounge and dining room. The snug has a wood burning stove, ideal for cosy winter evenings. The heart of the home is the kitchen/diner, with handcrafted cabinetry and views across the garden. There is, of course, the all-essential utility room and downstairs WC.

Upstairs, there are four double bedrooms and a family bathroom. The main bedroom has an elegant en-suite, which has been recently refitted.

The second floor has a further two double bedrooms and a family bathroom that has also been refitted.

### 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.

- Stunning period detached residence, Circa 3321 square feet
- Two beautiful reception rooms
- Snug
- Modern kitchen/diner
- Downstairs WC
- Utility room
- Six bedrooms
- Three bathrooms
- Amazing landscaped gardens, Driveway parking for several vehicles
- 999 year lease from start date, circa £7.50pa ground rent



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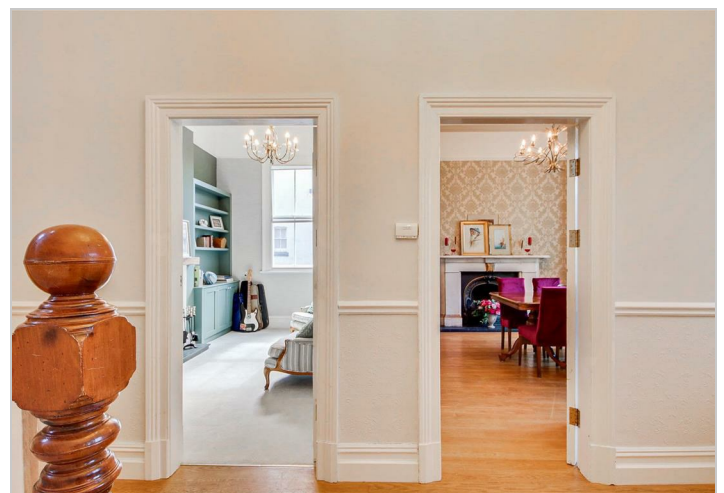
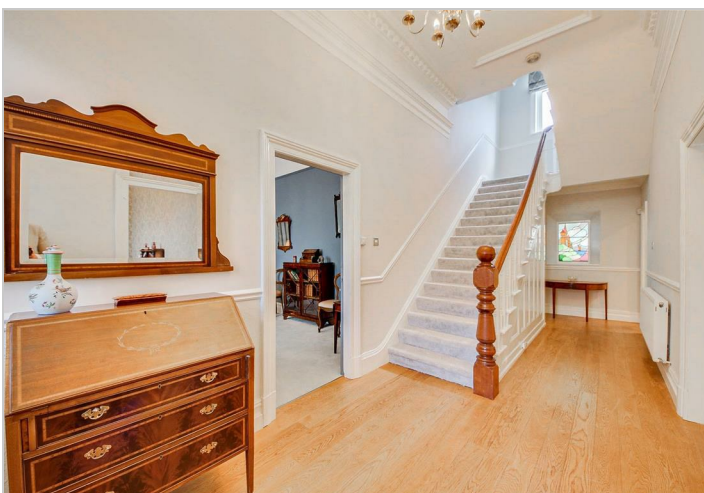
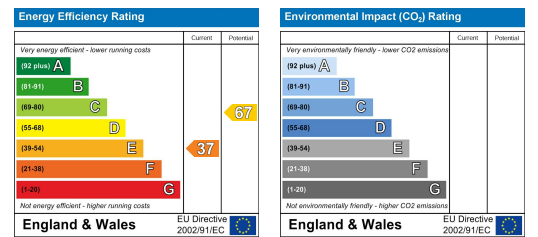
## Floor Plan



## Area Map



## Energy Efficiency Graph



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