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Market Leading, Independent Estate Agents



Rectory Road

Southport, PR9 7PU

Offers Over £400,000

Flexi Agent are proud to promote this substantially extended, circa 1871 square feet, five DOUBLE bedroom semi-detached family home set in the heart of Churchtown. This charming historical district of Southport is home to a fabulous village, bustling with life and amenities, making this an ideal established family home.

The property has been upgraded to an exacting specification throughout, has recently been installed with a new boiler and briefly comprises: entrance porch, grand reception entrance hallway with understairs storage, a spacious living room with bay-fronted window and a magnificent open plan living-kitchen-dining space with bi-folding doors to the rear garden and side access to the side carport & garage. Accompanying the open plan living space is a useful utility cloakroom, which is discreetly and thoughtfully placed in the corner of the room. The first floor offers three generously sized double bedrooms, with a walk-in-wardrobe off the master bedroom. The second floor offers a further two double bedrooms, with a WC cloakroom attached to the larger of the two, as well as impressive storage in the eaves.

Externally, the property offers ample block paved driveway parking as well as a useful undercover carport and a generously sized, landscaped rear garden with decked entertaining space - A MUST VIEW PROPERTY!

(08.09.1977) Short particulars of the lease(s) (or under-lease(s))
under which the land is held:
Date : 12 October, 1954
Term : 999 years from 1 November 1953
Rent : £10.7s.0d
Parties : (1) Blackburn Assurance Company Limited

- Five double bedrooms
- Semi-detached, imposing family home
- Circa 1871 square feet
- Spectacular open plan kitchen, living diner
- Bi-folding doors to the rear garden
- Period features with a modern contemporary twist
- Downstairs utility & WC cloakroom
- Accommodation spanning three floors
- Block paved driveway parking & sun-catching landscaped rear garden
- Excellent residential location, within walking distance to Churchtown village

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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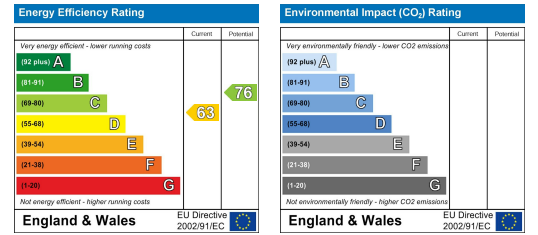
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.