



FLEXIAGENT

Market Leading, Independent Estate Agents



Lexton Drive

Southport, PR9 8QN

Offers Over £230,000

Flexi-Agent is delighted to promote this three-bedroom, semi-detached property to the open market. Situated in a prime Churchtown location, the property is ideally positioned for walking distance to the village, which boasts a plethora of amenities & award-winning schools in immediate proximity. Available with NO ONWARDS CHAIN.

The property briefly comprises on the ground floor: a welcoming porch/hall, an airy dining room, a bright living room with French doors out to the rear and a fully fitted kitchen with integrated appliances.

The first floor presents three generously sized bedrooms and a four-piece family bathroom.

Externally the property benefits from ample paved driveway for off-road parking and a well-maintained rear garden with patio area.

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

Viewings are available upon request.

Leasehold details:
999 years from new
Ground Rent - £3 per annum

Council Tax Band C

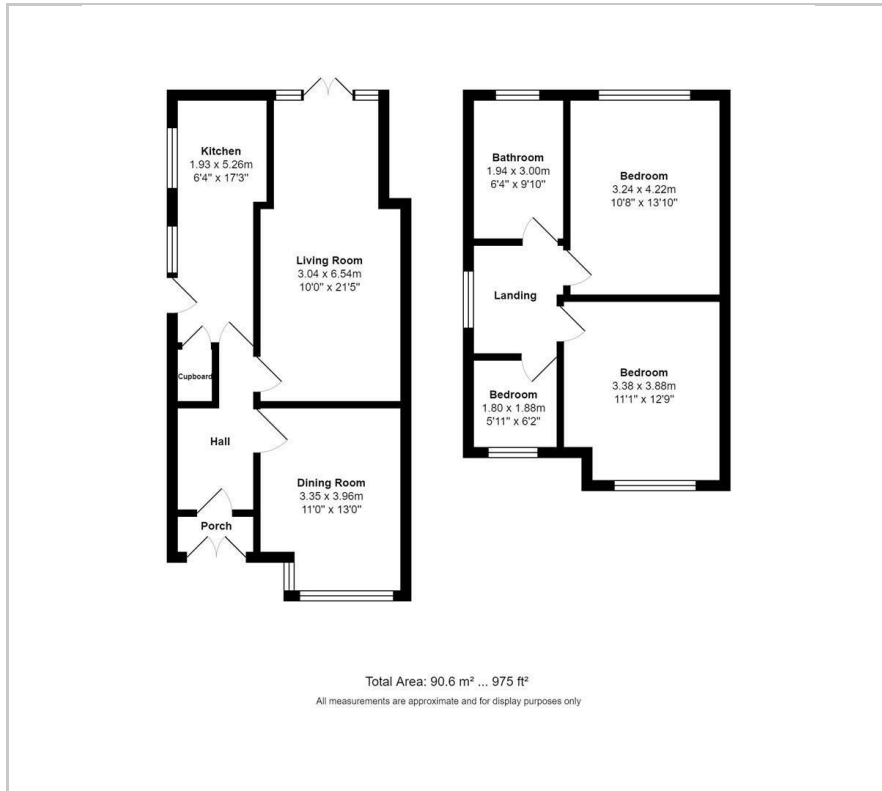
Viewing

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.

- Three generously sized bedrooms
- Bright living room with French doors out the rear
- Airy dining room
- fully fitted kitchen with integrated appliances
- Four-piece family bathroom
- Ample paved driveway
- Well-maintained rear garden with patio area
- NO CHAIN
- Located within walking distance of Churchtown Village
- Viewings available upon request



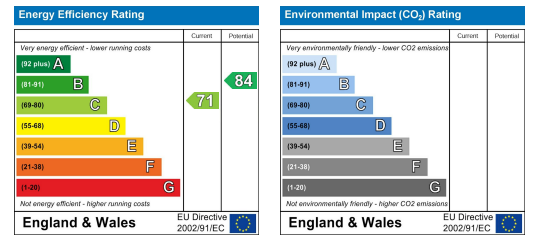
Floor Plan



Area Map



Energy Efficiency Graph



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