



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Blundells Lane

Southport, PR9 7NP

**Offers In Excess Of £375,000**

Flexi-Agent are proud to present this three bedroom detached bungalow to the open market. Located in the sought after area of Churchtown, the property is a short walk of both Churchtown village with its plethora of shops, bars and restaurants & the Botanical Gardens, excellent local schools and transport links. Available to purchase with **NO CHAIN!**

The property briefly comprises: Entrance hall, lounge, dining room, kitchen/breakfast room, study, cloakroom and downstairs bedroom with walk in wardrobe and ensuite shower room.

To the first floor there are two double bedrooms and a family bathroom.

Externally, the property lies at the end of a private driveway providing ample off-road parking and integral garage. At the rear, there is a lovely enclosed garden with laid to lawn grass and well established shrubs and bushes making it a perfect hideaway.

EPC - C  
Leasehold - 999 years - 970+ remaining  
Council tax band F

Viewings available upon request.

### Viewing

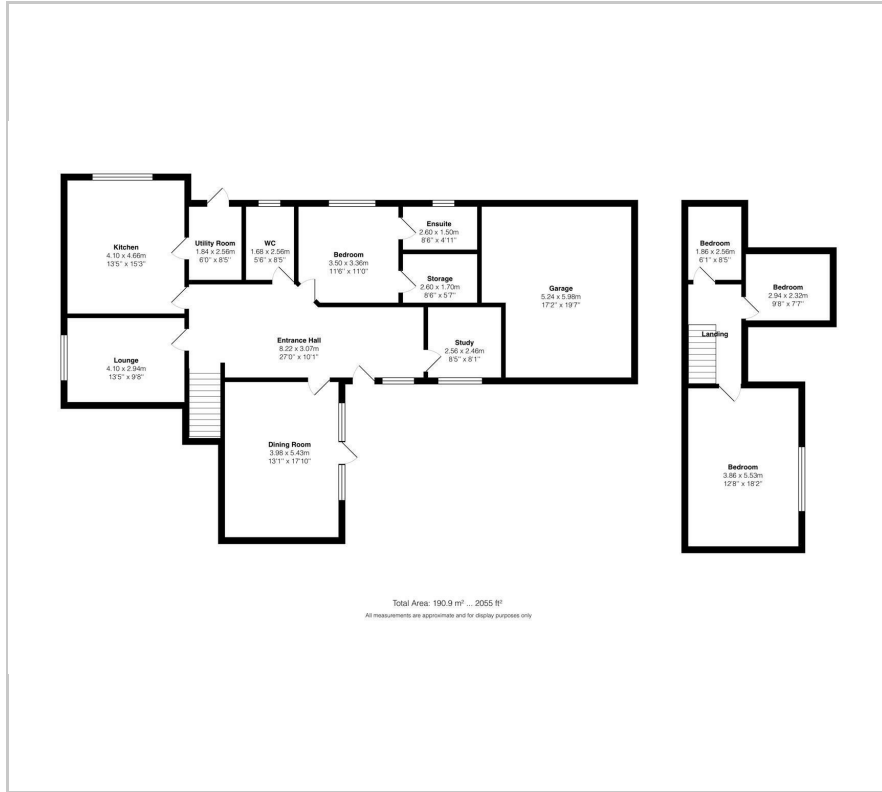
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Detached Churchtown property
- Three bedrooms
- Master with en-suite
- Private driveway
- Lovely enclosed rear garden
- Sought after Churchtown location
- Integral garage
- Kitchen/breakfast room
- Study
- Viewings available upon request

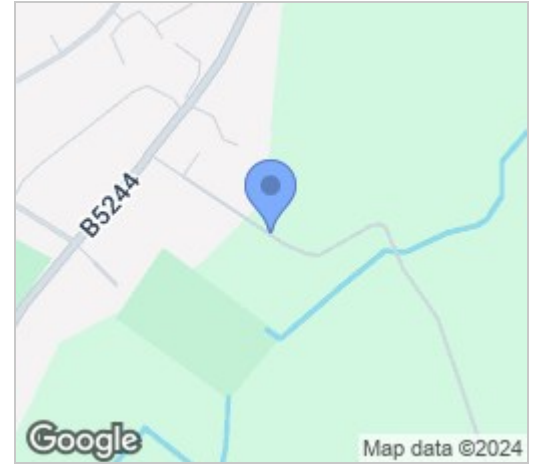




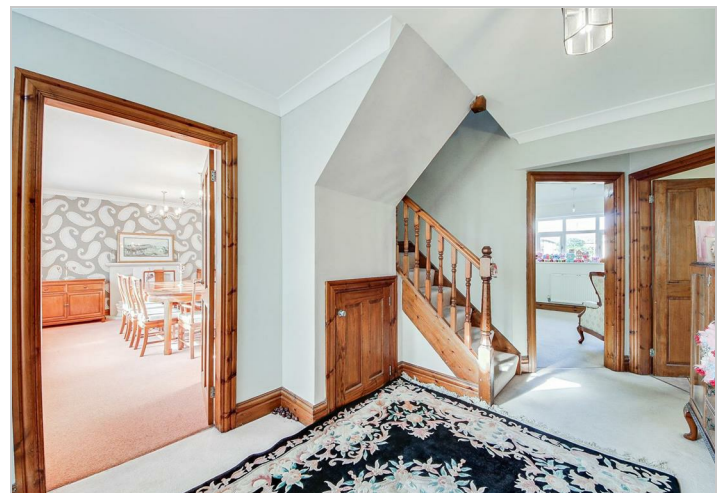
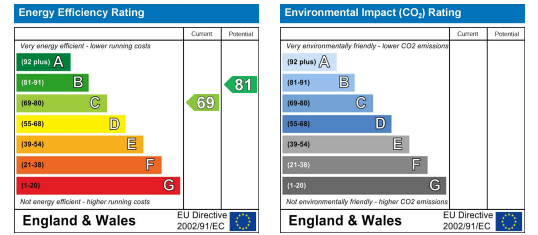
# Floor Plan



# 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.