



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cumberland Road

Southport, PR8 6NY

**Offers In Excess Of £500,000**

Flexi Agent are pleased to present this DETACHED, double fronted, four bedroom period home to the open sales market. The property has undergone a host of improvement works yet has retained many of its charming, original features. Spanning over two impressive floors, the property boasts circa 2404 square feet of extensive accommodation. Sitting on a spectacular plot, this truly is the perfect family home...

The property briefly comprises; entrance porch, grand reception entrance hallway, two spacious reception rooms to the front, both featuring bay windows, a WC cloakroom off the hallway, a beautiful open plan breakfast kitchen & a generously sized utility room to the ground floor. The first floor offers four well proportioned bedrooms, a complimentary fifth office/nursery and a spacious four piece modern family bathroom.

Externally, ample driveway parking is available to the front of the property, as well as an established, landscaped rear garden with storage outbuilding, a feature wooden built bar & patio hot tub area - an ideal space for entertaining with family & guests.

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

Viewing is available immediately by appointment.

Freehold.

### 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.

- Four bedrooms
- Fifth office/nursery room
- Detached
- Imposing, charming property
- Double fronted
- Circa 2404 square feet
- Two spacious reception rooms
- Ample driveway parking
- Generously sized, landscaped rear garden
- Excellent family home with great nearby amenities & transport links



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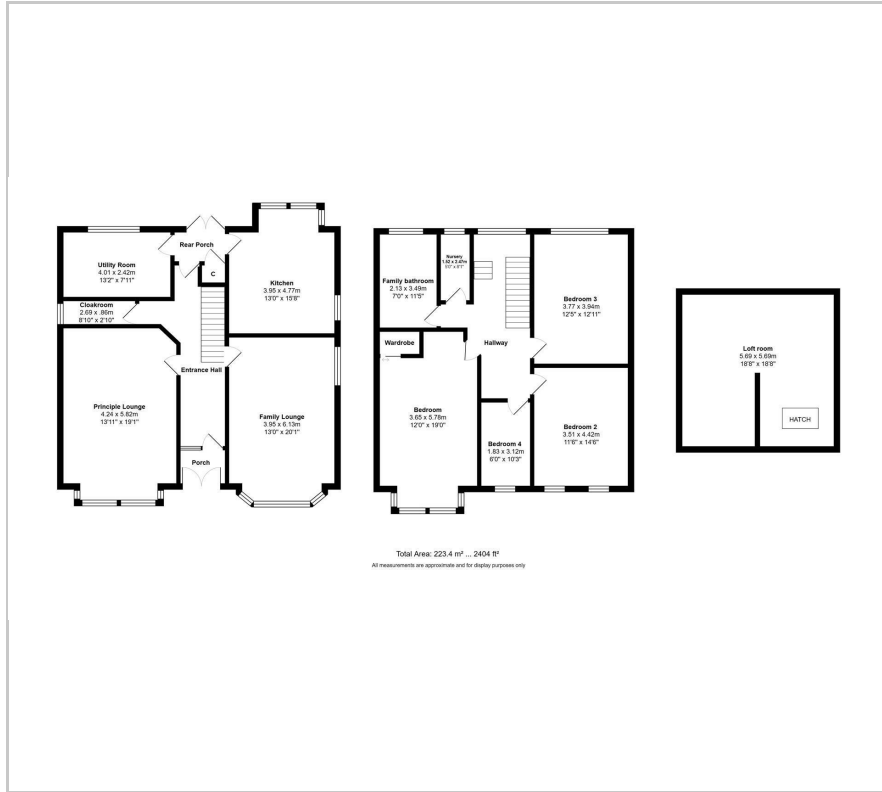
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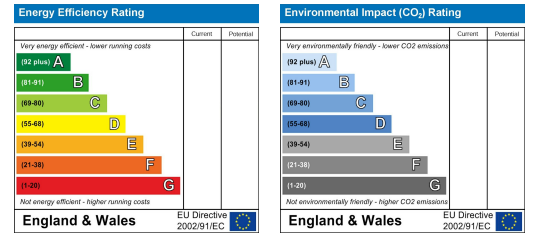
## Floor Plan



## 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.