



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Henley Drive

Southport, PR9 7JU

**Offers In Excess Of £550,000**

Flexi-Agent are delighted to present this five bedroom, detached property to the open sales market. Situated in a very much sought after cul-de-sac location, the property is particularly convenient for the facilities of Churchtown Village, which include popular Primary and Secondary Schools, Doctors Surgeries, the Botanical Gardens and a range of wine bars and restaurants.

The property briefly comprises: A welcoming porch, a grand entrance hall, a stylish downstairs WC, utility room with access to the side of the property. A modern kitchen sits at the heart of an indoor /outdoor dining experience comprising of an integrated pantry, a high-specification benchtop and feature sink, integrated appliances such as a wine cooler, dishwasher, fridge freezer, microwave & oven accompanied by an induction hob with 10 years guarantee, not to mention the kitchen having bi folding doors that lead to the rear. Spacious lounge/front reception room with a feature bay window and log burner, a play room to the rear with kitchen & garden access.

The first floor of the property boasts, two generously sized DOUBLE bedrooms, two further well-proportionally sized bedrooms, an additional stylishly decorated four-piece bathroom with a free standing bath and separate WC to the landing.

The property benefits from a second floor that presents a beautiful master suite DOUBLE bedroom featuring natural light from a skylight, ample storage and a shower room, store cupboard.

- Detached property, Circa 2209 ft
- Spanning over three Floors
- Five bedrooms with three generously sized DOUBLE bedrooms
- Ample paved driveway & Signature old fashioned lamp post
- High-specification Kitchen/diner that has an integrated appliances
- Two spacious reception rooms
- Bi folding doors to the rear that lead to an extensive rear garden
- An outstanding 31ft long outbuilding & CCTV throughout the outside
- Situated in a very much sought after cul-de-sac location, the property is particularly convenient for the facilities of Churchtown Village, which include popular Primary and Secondary Schools, Doctors Surgeries, the Botanical Gardens and a range of wine b
- 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.



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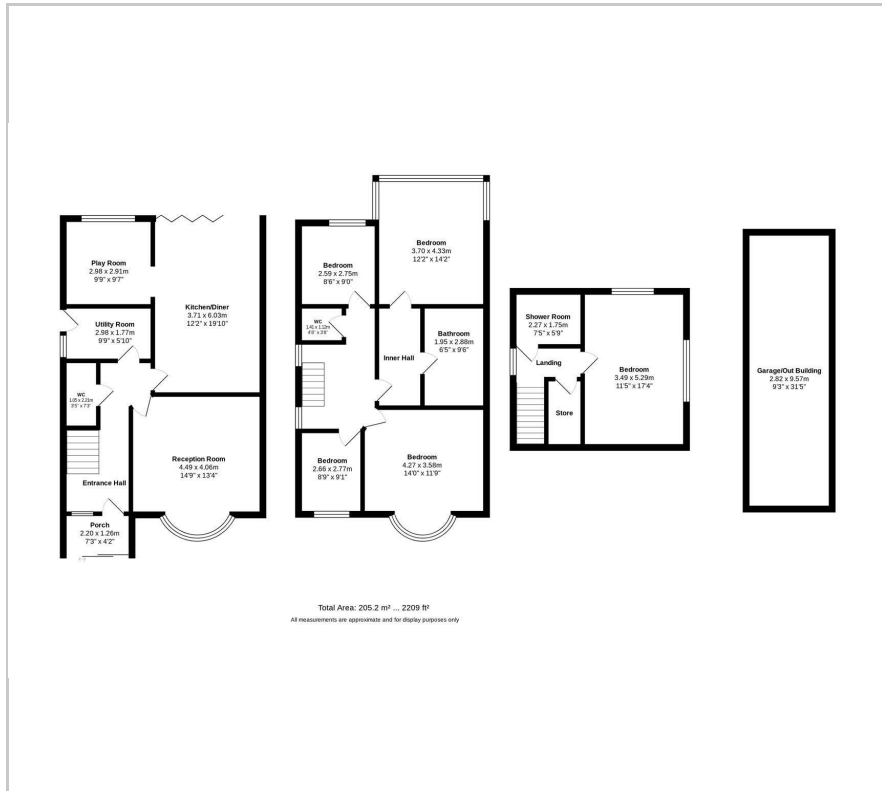


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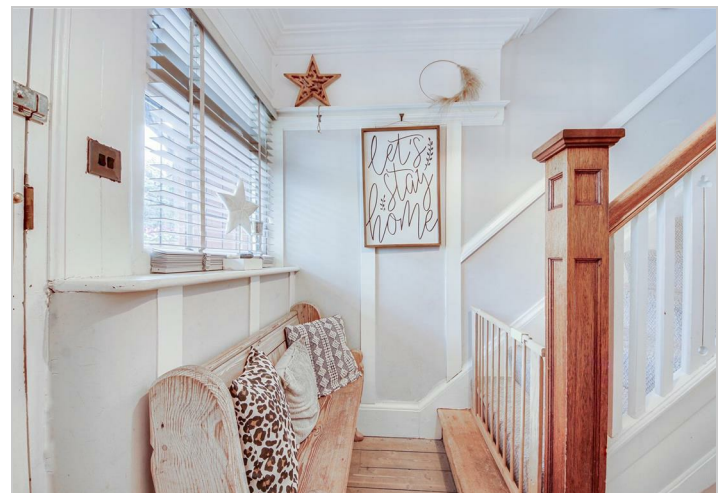
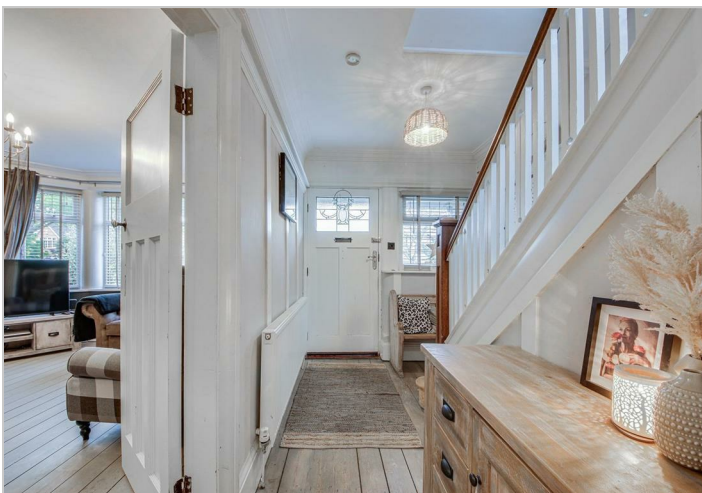
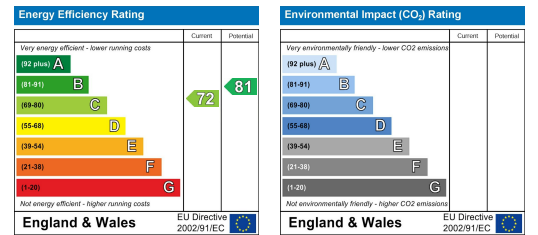
## Floor Plan



## Area Map



## Energy Efficiency Graph



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