



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lexton Drive

Southport, PR9 8QN

**Offers In Excess Of £250,000**

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.

The property briefly comprises: Entrance hallway, a good-sized living room, a modern open plan kitchen/diner. The first floor consists of three well-proportioned bedrooms and family bathroom.

Externally the property benefits from ample paved driveway for off-road parking, to the rear offers sun catching garden area.

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

Viewings are available upon request.

Council Tax Band C  
Freehold  
EPC: D

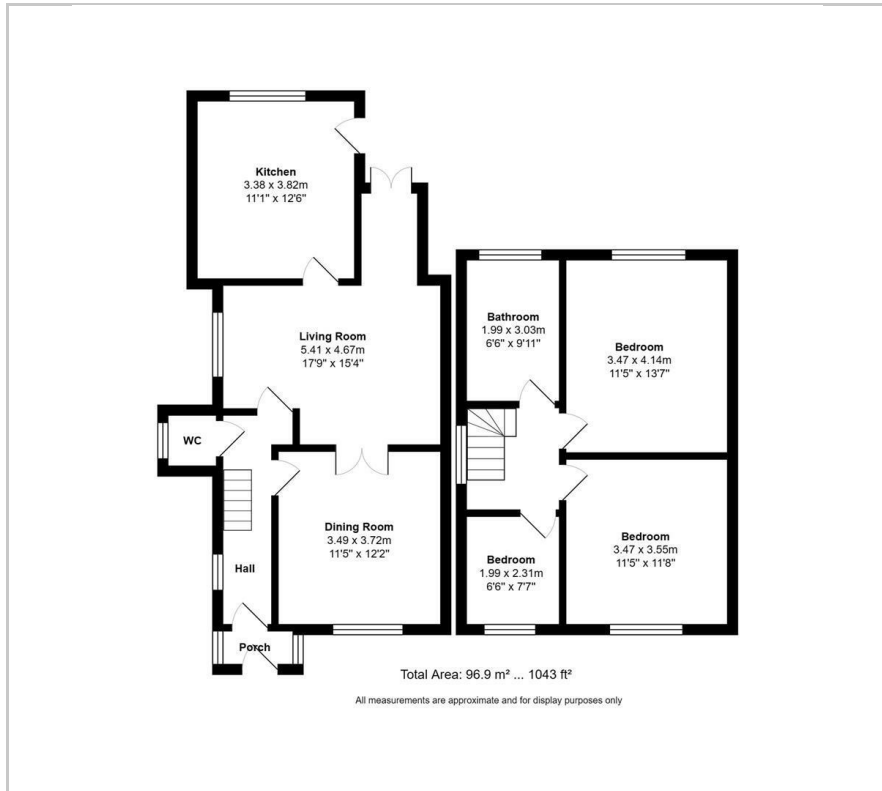
### Viewing

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 bedrooms
- Semi detached
- Modern throughout
- Sought after location
- Driveway parking
- Family bathroom
- Freehold
- Walking distance to Churchtown Village
- Sun catching garden
- Viewings available on request



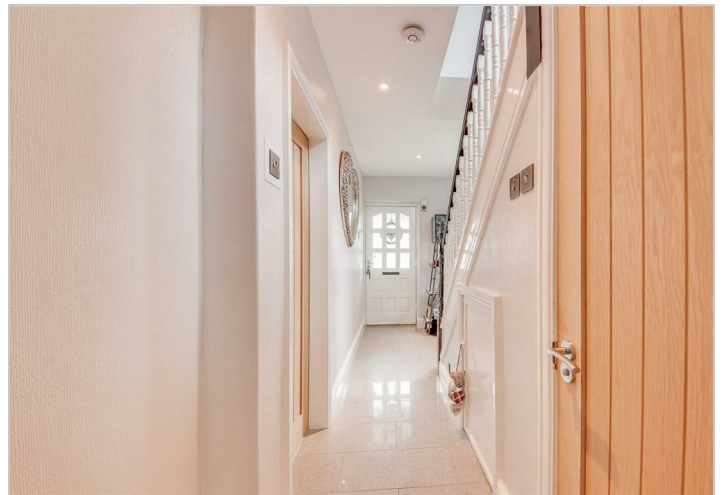
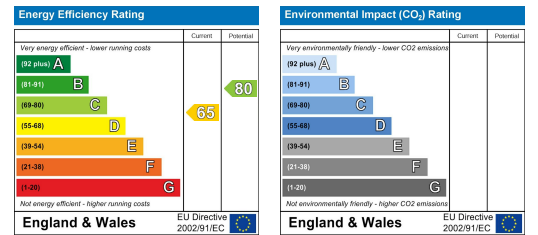
## Floor Plan



## 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.