



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Saxon Road Southport, PR8 2AX

Offers In Excess Of £850,000

Flexi-Agent are delighted to present this breath-taking semi detached house to the open market. Located within walking distance to Birkdale village, it is surrounded by a wealth of local amenities, cafes, bars & restaurants, and is a short walk from local transport links giving easy access to Southport town centre & Royal Birkdale and Hillside Golf Links.

The property features a stunning Antico flooring throughout the property, with chandelier lighting and briefly comprises of on ground floor; large bay window lounge featuring original fireplace consisting of a Log burner and restored coving, spacious bay window reception room, WC, high end luxury kitchen featuring a central island with integrated built in appliances. Induction hob, hot water tap, fully tiled floor leading to a stunning multi level patio and entertainment area flowing into the expansive garden.

First floor briefly comprises of; beautifully presented large family bathroom with stand alone bath, four bedrooms feature antico flooring & functional high end fitted wardrobe, master bedroom features fully fitted wardrobes, feature lighting, including a high spec bathroom with double open fully tiled showering area.

Externally to the front offers a gated front with large driveway / parking area & double gated leading to rear, sun catching front garden, to the rear offers a porcelain tiled seating / entertainment area followed with a large sun catching garden area, sleepers around perimeter.

The rear also offers an old stable / outbuilding in garden, huge potential to create a 2 bed room living space or use as

- Four bedroom semi detached circa 2959 sqft
- Stunning Antico flooring throughout the property
- Large bay window lounge featuring original fireplace consisting of a Log burner and restored coving
- High end luxury kitchen featuring a central island with integrated built in appliances
- Spacious Reception room
- Large family bathroom with stand alone bath
- Master bedroom with high spec ensuite
- Front offers a gated entrance with large driveway / parking area
- Porcelain tiled seating / entertainment area to the rear followed with a large sun catching garden area
- 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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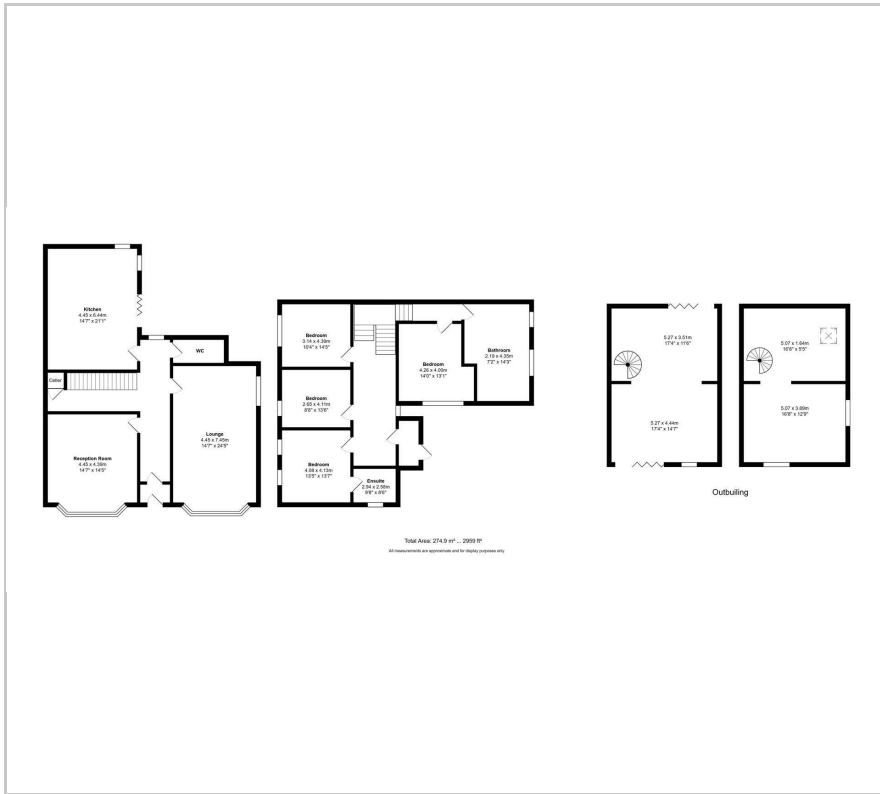
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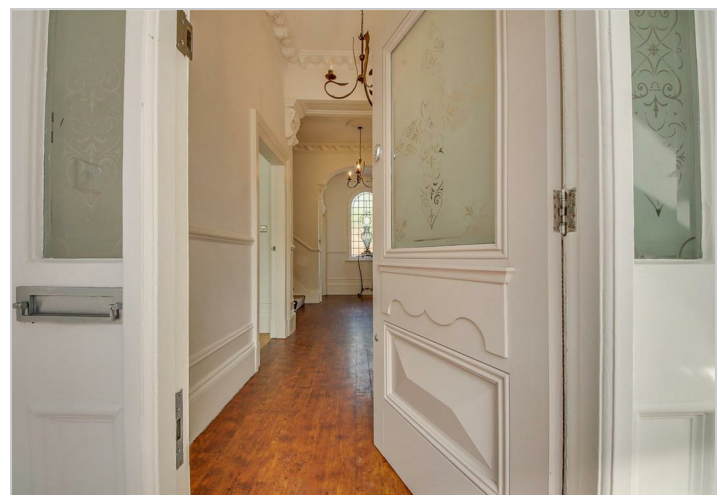
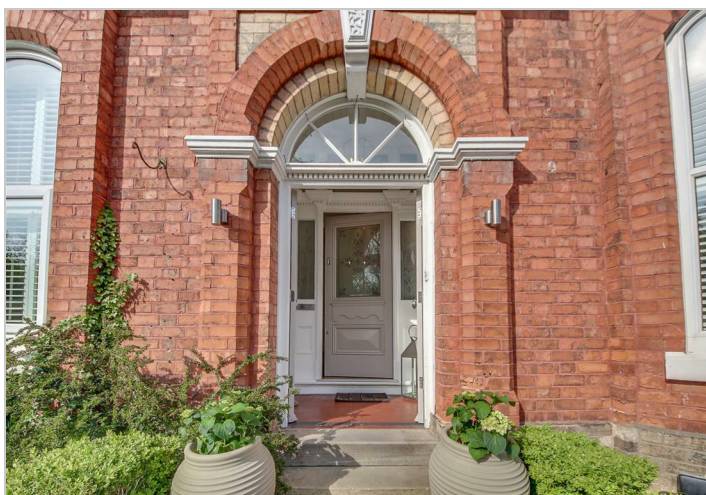
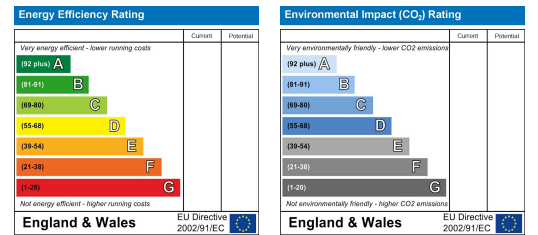
## Floor Plan



## Area Map



## Energy Efficiency Graph



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