



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road

Southport, PR8 3BZ

**Offers Over £580,000**

Flexi-Agent are proud to present this outstanding FIVE BEDROOM semi detached house to the open market. Located in an excellent residential area, it is a short walk away from the local transport links to close locations such as Birkdale Village, Ainsdale Village, and the famous Royal Birkdale Golf Links. Available for purchase with NO ONWARDS CHAIN.

To the ground floor the property briefly comprises of an outstanding entrance hallway, lounge room to the front, bedroom/home office with ensuite, utility room, extensive coat and shoe storage with sliding doors, and a spacious and well presented open plan kitchen/dining room/lounge with bi-fold doors leading to a breath-taking large garden area.

To the first floor there are two good sized bedrooms, with the master bedroom having wardrobe storage and a superb four piece ensuite bathroom, and the family bathroom.

The second floor comprises of two spacious and light double bedrooms. In an addition there are planning permissions in place to allow for an extra bedroom and/or bathroom to the second floor.

Externally the property offers electric gated driveway and garden to the front, whilst the rear offers an eye catching generous garden area with a large decked patio from the rear lounge. The rear garden also offers a large covered pergola area with lighting and heating, a private and secluded astro turf deck area, yoga area, growing beds, and a raised greenhouse deck. The property has full CCTV coverage & motion sensor lighting.

### 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.

- Five bedroom detached
- Outstanding entrance hallway
- Fabulously presented open kitchen & diner
- Two spacious lounge rooms
- Jack & Jill ensuite bathroom
- Four piece ensuite bathroom
- CCTV coverage installed
- Breath-taking rear garden with outside seating area
- Electric gated private driveway & motion sensor lighting
- Viewings available upon request.





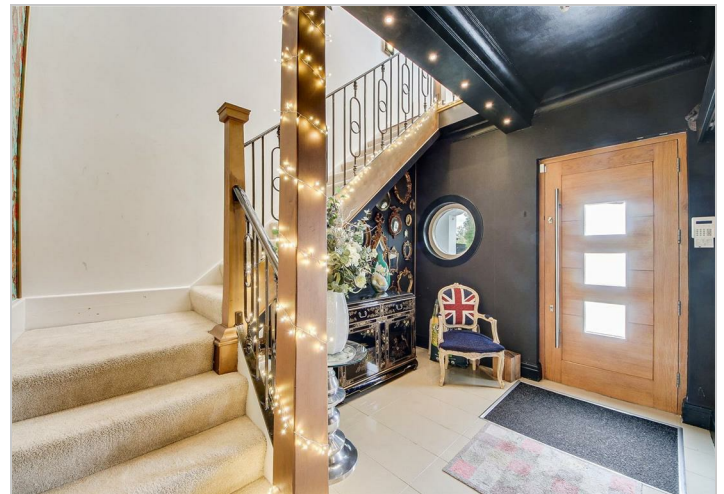
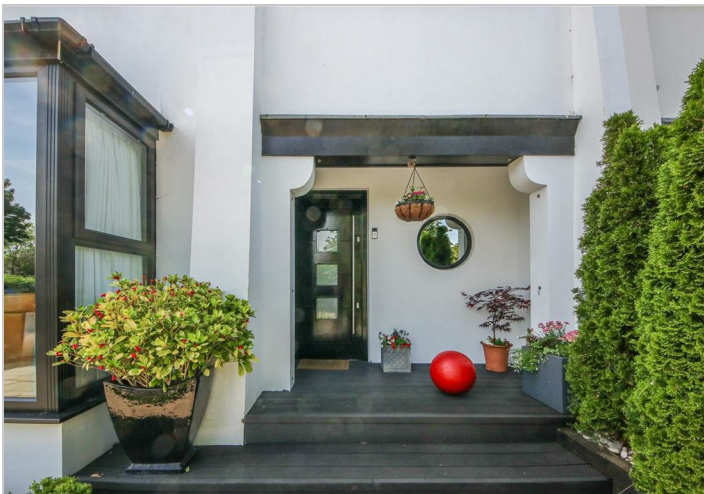
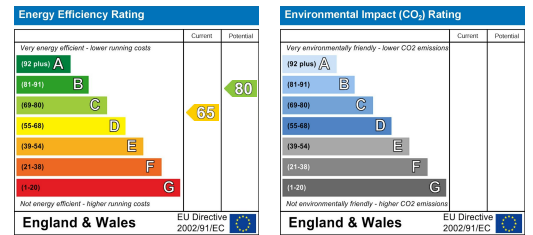
## Floor Plan



## Area Map



## Energy Efficiency Graph



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