



FLEXIAGENT

Market Leading, Independent Estate Agents



Rawlinson Road

Southport, PR9 9NE

Offers In Excess Of £600,000

Flexi Agent proudly present this well presented FIVE DOUBLE BEDROOM semi detached property located in the sought after location & walking distance to Hesketh Park.

The property briefly comprises of; entrance porch, hallway, front lounge with bay window, WC, rear lounge, garden dining room with double doors to garden, spacious Kitchen.

First floor offers; four double bedrooms with one having ensuite and another with kitchen facilities, four piece family bathroom.

Second floor offers another double bedroom with ensuite and storage.

Externally the property offers; front private driveway parking, to the rear offers a well presented seating & entertainment area followed with a large sun catching garden area.

Early viewings are encouraged to really appreciate this property.

Leasehold: £13 per year

EPC: E

Council tax band: E

■ FIVE DOUBLE BEDROOMS

■ Semi detached

■ Front and rear lounge

■ Garden dining room with double doors to garden

■ Four piece family bathroom

■ Ensuite bathrooms

■ Driveway parking

■ Rear seating & entertainment area

■ Large sun catching garden

■ 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.



5



3

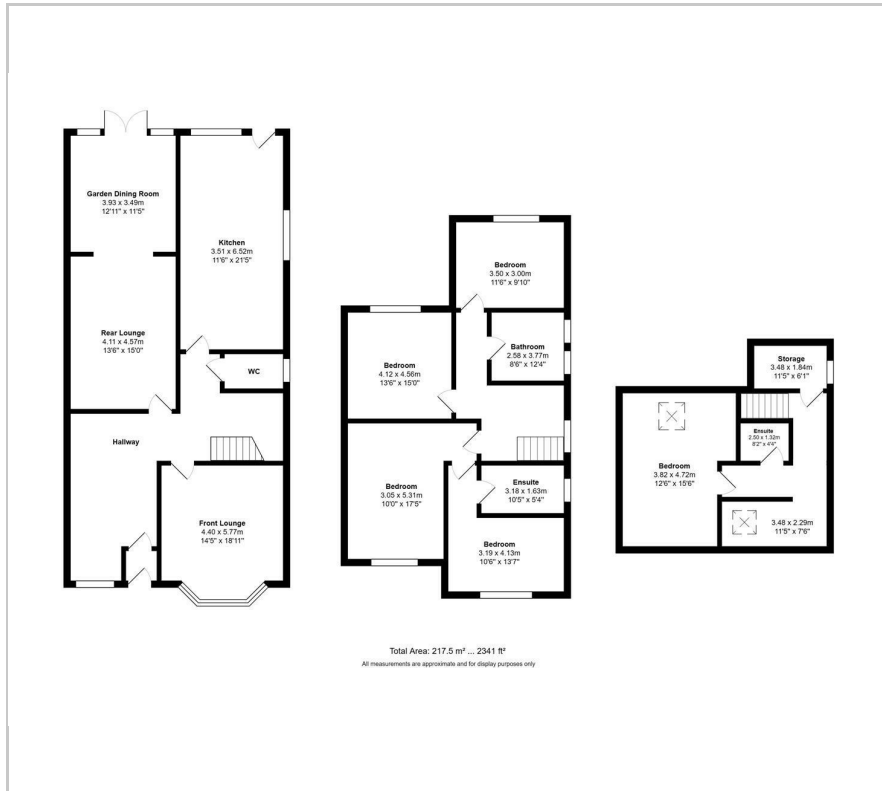


2



E

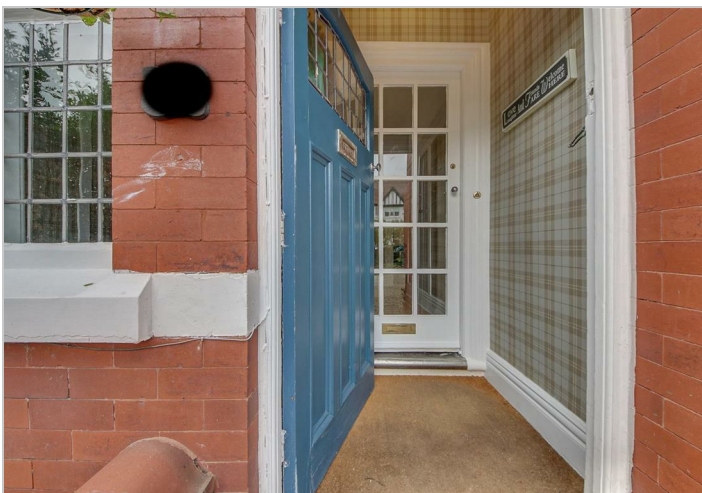
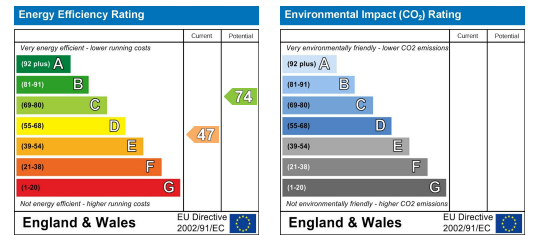
Floor Plan



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.