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Market Leading, Independent Estate Agents



Langford Drive

Southport, PR8 5QD

Offers In Excess Of £280,000

Flexi-Agent are delighted to present this spectacular modern decor throughout, **THREE DOUBLE BEDROOM** DETACHED family home located in the award winning David Wilson Homes Pavilion Gardens estate in Kew, it is close to several shops, supermarkets and restaurants and has easy access in and out of Southport Town Centre. This property enjoys one of the largest plots on the new build estate, is offered to the market as a Freehold property & has a private, sunny rear garden.

The property briefly comprises; entrance hallway with downstairs WC, upgraded kitchen with granite work tops & integrated appliances, a spacious living room with French doors opening onto the expansive rear garden.

The first floor offers three well proportioned **DOUBLE** bedrooms, with an en-suite off the master bedroom and a three piece family bathroom.

Externally, the property offers a spacious driveway to the front of the property & garage to the front, to the rear offers a generously sized larger than average West facing sunny rear garden & beautifully landscaped garden with porcelain tiles, astro turf lawn & an elevated composite decked area.

Viewing is available immediately by appointment.

EPC: B
Council tax band: D
Freehold

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 DOUBLE BEDROOMS**
- **Detached house**
- **Award winning estate**
- **Upgraded kitchen with granite work tops & integrated appliances**
- **Spacious living room**
- **Three piece family bathroom**
- **Master bedroom with ensuite**
- **Driveway parking & garage to the front**
- **West facing sunny rear garden & beautifully landscaped garden**
- **Viewings available upon request**



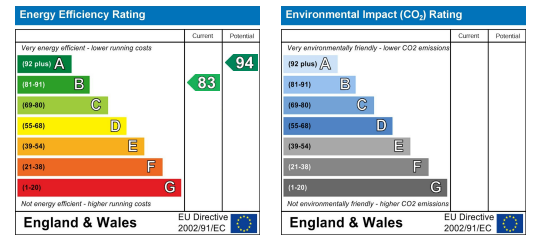
Floor Plan



Area Map



Energy Efficiency Graph



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