



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Dunbar Crescent

Southport, PR8 3AA

**Offers In Excess Of £400,000**

Flexi Agent is proud to present this four DOUBLE bedroom semi-detached family home, set in the extremely sought-after 'Hillside' district of Southport to the open market. The property is surrounded by an abundance of amenities, including several award-winning schools, Hillside Train Station and immediate links into Birkdale Village, which hosts a plethora of bars, boutiques & restaurants. This home is situated only a short distance from both Hillside & Royal Birkdale Golf Clubs. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises on the ground floor: a lounge with a feature bay window, a spacious reception room, a fully fitted kitchen/diner with integrated appliances and a two-piece WC.

The first floor presents three DOUBLE bedrooms and a three-piece family bathroom with a separate WC.

The property boasts a further DOUBLE bedroom on the second floor.

Externally the property benefits from an ample paved driveway to the front, a detached single car garage and a well-maintained rear garden.

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

Viewings are available upon request.

- Four DOUBLE bedrooms
- Lounge with feature bay window
- Spacious reception
- Fully fitted kitchen/diner
- Two-piece ground floor WC
- Three-piece family bathroom
- Well maintained rear garden
- Ample paved driveway and detached garage
- NO CHAIN
- Viewings available upon request

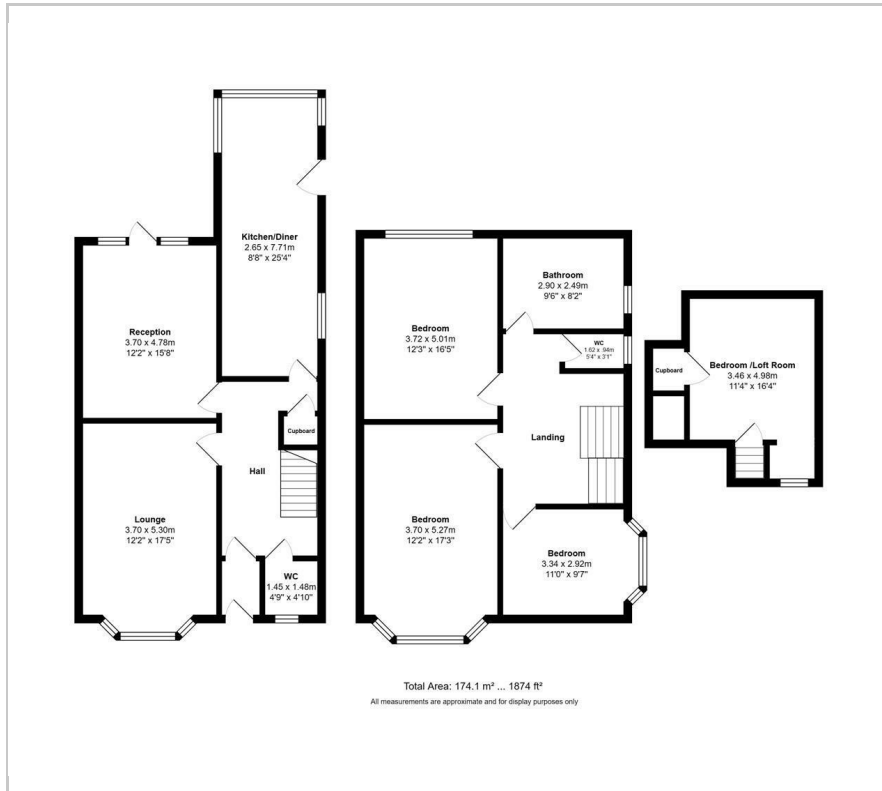
### Viewing

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.





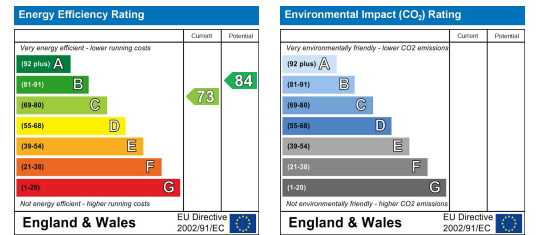
## Floor Plan



## 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.