



FLEXIAGENT

Market Leading, Independent Estate Agents



Grosvenor Road Southport, PR8 2ES Offers Over £1,150,000

Flexi-Agent are delighted to present this breath-taking & expansive SIX DOUBLE BEDROOM 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 & Hillside Golf Links. The stunning abode was built five years ago and forms part of an exclusive development.

The property briefly comprises of; double door entrance into a large hallway, spacious living room, WC, expansive kitchen diner with bifold doors opening it up to the rear private garden, utility room.

The first floor landing with views down to ground floor briefly comprises of; four double bedrooms with one featuring an ensuite and another with ensuite & walk in wardrobe, shower room.

The second floor briefly comprises of; two exceptionally sized double bedrooms, study room, nicely presented four piece bathroom & plant room.

Externally the property offers a large private driveway, double car garage & low maintenance garden, to the rear offers a spacious sun catching garden, seating area & hot tub.

Viewings are strongly recommended to fully appreciate the accommodation on offer.

- SIX DOUBLE BEDROOMS
- Detached house, Circa 4680 square feet
- Nicely presented living room
- Expansive kitchen diner with tiled flooring, bi-folding doors & high quality integrated appliances
- Two ensuite & shower room plus four piece family bathroom
- Underfloor heating
- Study room
- Spacious sun catching garden & hot tub
- Double car garage with electric up & over door
- 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.



6



4

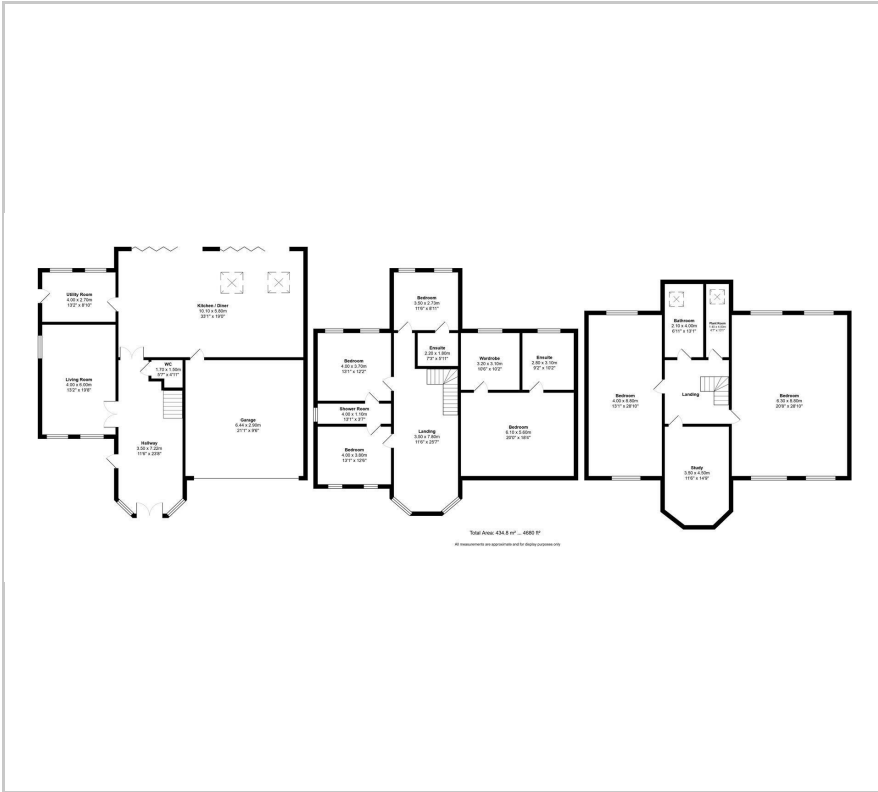


2



B

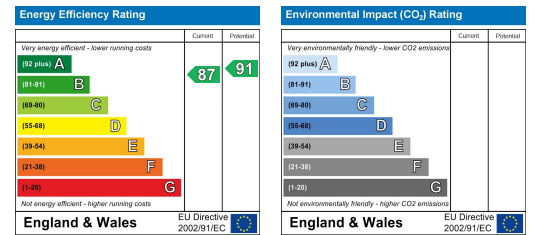
Floor Plan



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.