



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sidney Road

Southport, PR9 7EY

**Offers In Excess Of £250,000**

Flexi-Agent are delighted to present this spacious Victorian three bedroom semi detached home to the open market. Located in the sought after historic village of Churchtown, it is surrounded by a wealth of local amenities including unique coffee shops, bars, well-known restaurants and shops, is a stones throw from the popular Southport Old Links golf course and only a short walk to the beautiful Botanic Gardens, perfect for family walks. The property is also in close proximity to many award-winning schools and has easy access to Southport town centre, making this the perfect location for the substantial family.

This would make the ideal family home, fully renovated throughout whilst still retaining some fantastic original features. The property briefly comprises: Entrance porch and hallway, spacious living room with feature bay window and fireplace, dining room leading to a Modern fitted kitchen with integrated appliances & fully tiled, shower room / utility room.

The first floor consists of two well proportioned bedrooms and a modern fully tiled four piece family bathroom with vanity mirror & mood ceiling lighting. The main bedroom on the second floor offers a spacious living feeling with expansive built in wardrobe.

To the rear of the property beautiful sun catching courtyard garden and to the front a large driveway offers ample off road parking.

NEW FEATURES:

- Three bedroom
- Semi detached
- Spacious living room with feature bay window & fireplace
- Modern fitted kitchen with integrated appliances & fully tiled
- Fully tiled four piece family bathroom with vanity mirror & mood ceiling lighting
- Master bedroom with expansive built in wardrobe
- Ample driveway parking
- Beautiful sun catching rear courtyard garden
- Fully renovated throughout while retaining fantastic original features
- 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.



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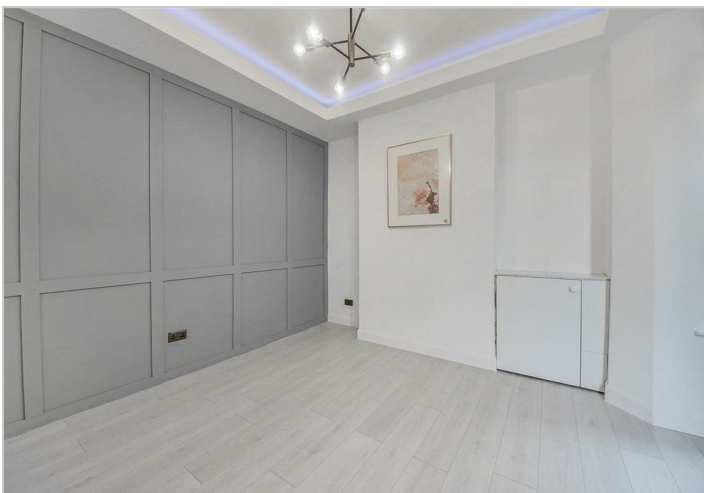
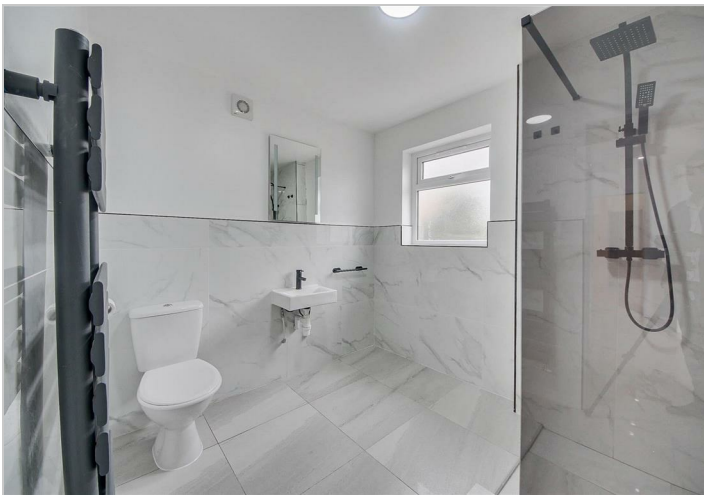
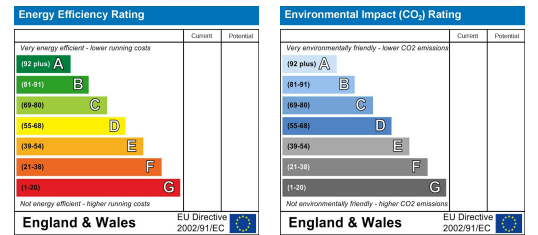
## Floor Plan



## Area Map



## Energy Efficiency Graph



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