



FLEXIAGENT

Market Leading, Independent Estate Agents



Grafton Drive

Southport, PR8 2RN

Offers In Excess Of £425,000

Flexi-agent are delighted to offer this beautifully presented four bedroom, detached corner plot to the open market. Located in Ainsdale, it is surrounded by a wealth of local amenities including several popular restaurants, bars and coffee shops in Ainsdale Village, it has easy access to Ainsdale Beach perfect for family days out and is a stones throw from the Coastal Road allowing easy access in and out of Southport Town Centre making it the perfect suburban area for the substantial family.

This modern and contemporary family home comprises; Porch, entrance hall, a front family lounge with a media wall featuring contemporary fire and sunken shelving, a spacious dining room currently used as a second reception room complete with its own bar, a stunning modern shaker style fitted kitchen with sliding doors opening into the conservatory currently used as the dining room boasting views over the rear garden, a downstairs WC and rear hallway leading to the integral double garage complete the ground floor.

The first floor offers three DOUBLE bedrooms, all light and airy, a fourth single bedroom and a white four piece bathroom suite with built-in vanity.

Externally, the property has a block paved driveway providing ample off-road parking and lawned grass to the front. There is also additional parking in front of the garage. To the rear, there is a private and enclosed garden with a block paved pathway leading to a raised laid to lawn grass and a corner patio - perfect for enjoying the sun!

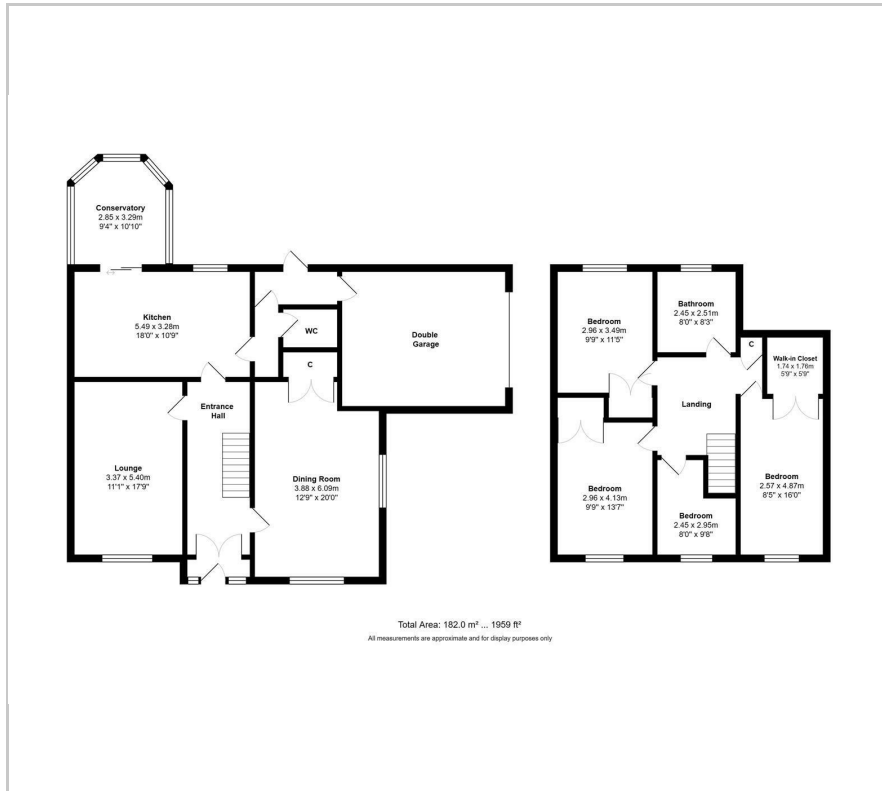
- Detached family home
- Four bedrooms
- Spacious lounge
- Fabulous shaker style fitted kitchen
- Beautifully presented throughout
- Sought after Ainsdale location
- Conservatory
- Four piece bathroom suite with vanity
- Double garage
- Enclosed rear garden

Viewing

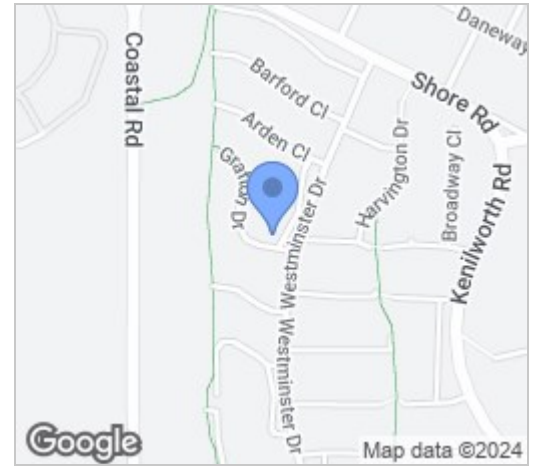
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



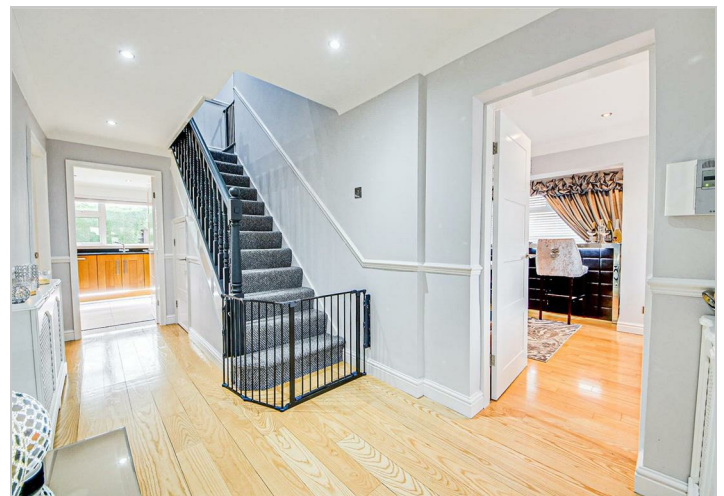
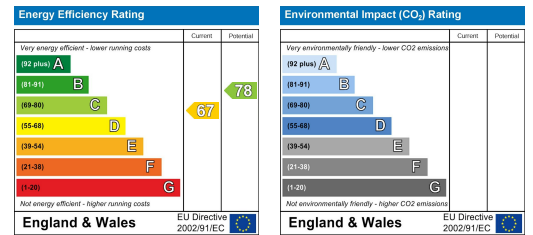
Floor Plan



Area Map



Energy Efficiency Graph



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