



FLEXIAGENT

Market Leading, Independent Estate Agents



The Mallards

Southport, PR9 8RJ

Offers In Excess Of £360,000

Flexi-Agent are proud to present this **FOUR DOUBLE BEDROOM** detached property to the open market. Located in-between Churchtown Village & Crossens which offer plenty of options when it comes to nearby amenities, bars & shops as well as short distance from the Botanic Gardens & great transport links via the A565.

The property briefly comprises of entrance porch, generously sized lounge with bay window, study room, WC, spacious open plan kitchen family room with double doors leading to rear, dining room with side double doors, utility room & access to double car garage.

The first floor briefly comprises of; four double bedrooms with master featuring ensuite & four piece bathroom.

Externally the property offers driveway parking & double car garage to the front, to the rear offers a courtyard entertainment area & south facing garden.

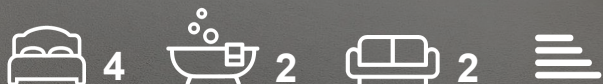
Council tax band: F
Freehold

Viewings available upon request.

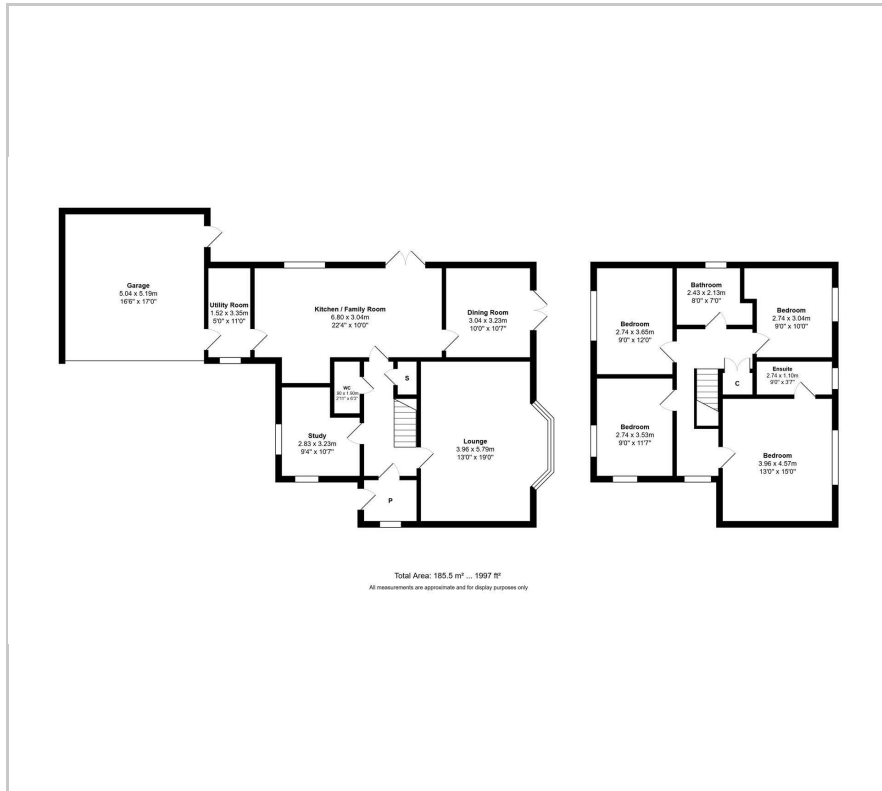
Viewing

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.

- Four double bedroom
- Detached house
- Generously sized lounge with bay window
- Spacious open plan kitchen family room with double doors leading to rear
- Four piece bathroom
- Master bedroom with ensuite
- Double garage & driveway parking
- Utility room & access to double car garage
- South facing garden
- Viewings available upon request



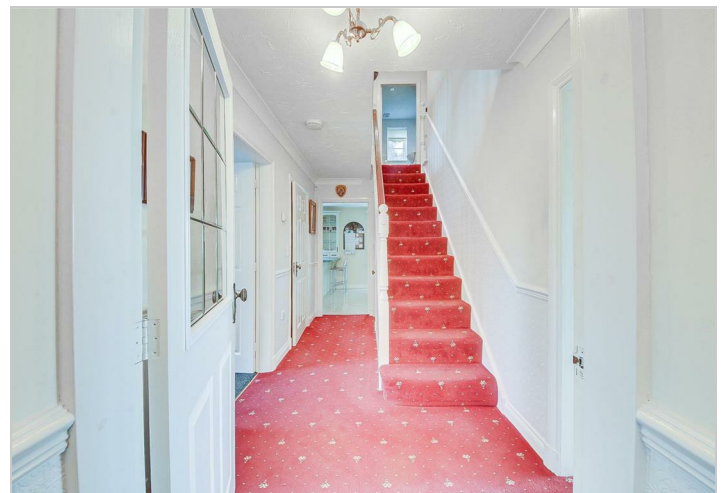
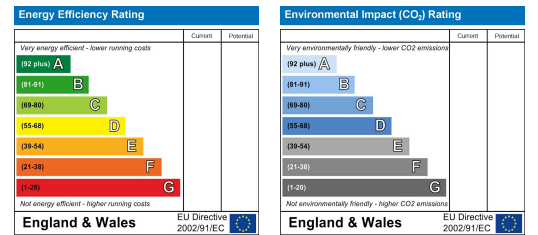
Floor Plan



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.