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Evesham Drive

Southport, PR9 8TA

Offers In Excess Of £230,000

Flexi Agent are proud to promote this ultra modern, stylish family home, situated in a quiet cul-de-sac position within the Churchtown district of Southport. The property was built by National House Builders 'Elan' in December 2023 and has since been further upgraded by the present owner, who is moving due to work commitments.

The property briefly comprises; entrance porch, downstairs WC cloakroom, living room and an 'upgraded' high specification kitchen diner with integrated appliances with French door access to the landscaped rear garden. The first floor offers three well proportioned bedrooms and a beautifully presented three piece family bathroom. Brand new state of the art, luxurious carpets have been laid throughout the property.

Externally, driveway parking is available to the front of the property and a WESTERLY FACING garden, which has been thoughtfully landscaped is available to the rear, which catches the sun for the majority of the day.

Freehold
Council Tax Band C
Community Charge (site maintenance) approximately £80 per annum

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

Viewing is available immediately by appointment.

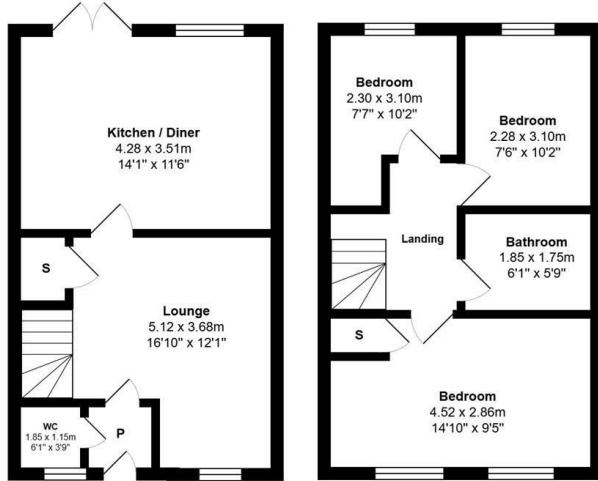
Viewing

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.

- Three bedrooms
- Semi-detached family home
- Built in December 2023
- Upgraded to the highest specification
- 9 years of 'NHBC' warranty left
- New carpets
- State of the art kitchen with integrated appliances
- Driveway parking
- Landscaped, west facing rear garden
- Excellent residential location



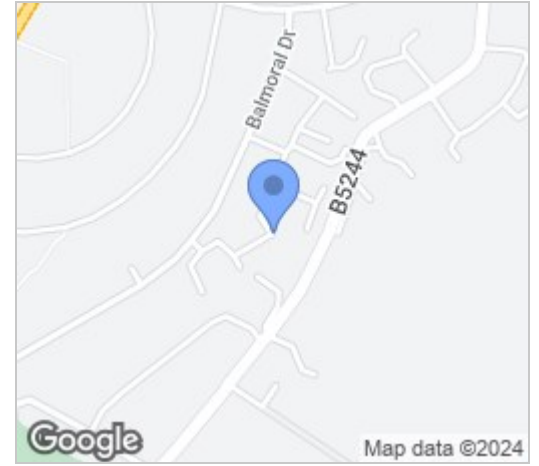
Floor Plan



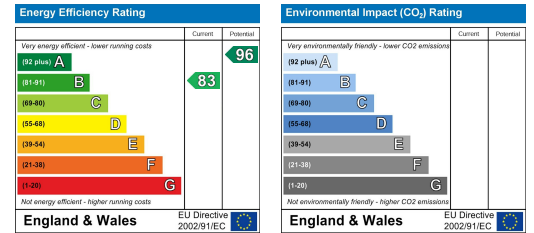
Total Area: 73.3 m² ... 789 ft²

All measurements are approximate and for display purposes only

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.