



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Langford Drive

Southport, PR8 5QD

**Offers In Excess Of £280,000**

Flexi-Agent are delighted to present this spectacular modern decor throughout, **THREE DOUBLE BEDROOM** DETACHED family home to the open market. Located in the award winning David Wilson Homes Pavilion Gardens estate in Kew, it is close to several shops, supermarkets and restaurants and has easy access in and out of Southport Town Centre. This property enjoys one of the largest plots on the new build estate.

The property briefly comprises; entrance hallway with downstairs WC, nicely presented kitchen & a spacious living room with French doors opening onto the expansive rear garden.

The first floor offers three well proportioned **DOUBLE** bedrooms, with an en-suite off the master bedroom and a three piece family bathroom.

Externally, the property offers a spacious driveway to the front of the property & garage to the front, to the rear offers a generously sized & well maintained rear garden featuring a British made "Hobbiton style" Artic BBQ garden bar with full electrics & can fit up to 12-15 adults (sold separately but open for negotiation).

Early inspections are highly recommended to really appreciate this property.

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.

- **THREE DOUBLE BEDROOM**
- **Detached**
- **Nicely presented kitchen**
- **Spacious living room**
- **Master bedroom with ensuite**
- **Family three piece bathroom**
- **Artic BBQ garden bar**
- **Private rear sun catching garden**
- **Driveway parking & garage**
- **Viewings available upon request**



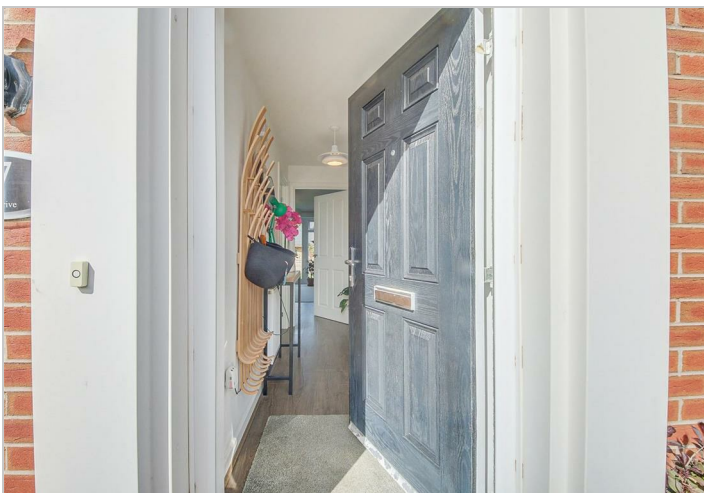
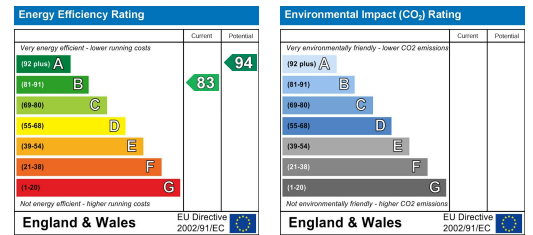
## Floor Plan



## 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.