



FLEXIAGENT

Market Leading, Independent Estate Agents



Saunders Street

Southport, PR9 0HP

Offers In Excess Of £575,000

Flexi-Agent is delighted to present this SIX DOUBLE BEDROOM semi detached property with LOWER GROUND ANNEXE to the open sales market. Located walking distance from Southport Town Centre & Marine Lake, offering great transport links and a plethora of amenities including highly regarded restaurants, bars and shops as well as short distance from the beautiful Hesketh Park. Available for purchase with NO ONWARDS CHAIN.

This sizeable property at a total of 4175 Square foot briefly comprises of: lower annex featuring double bedroom, spacious reception & lounge room, conservatory, nicely presented kitchen, shower room & boiler room.

The ground floor briefly comprises of: entrance porch entrance hall, front dining room & front lounge with bay window, sitting room with double doors leading to rear, open plan kitchen diner, WC & utility room.

The first floor briefly comprises of: four double bedrooms, shower room & family shower room, WC.

The second floor briefly comprises of: double bedroom with a private lounge / ensuite.

Externally the property offers private gated driveway, front garden & detached garage, to the rear offers a private rear garden and entertainment area.

Early viewings are recommended to really appreciate this property.

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.

- SIX DOUBLE BEDROOM
- Semi detached with ANNEXE
- Circa 4175sqft
- Five reception rooms
- Three shower rooms
- Open plan kitchen diner
- Period property & beautifully presented throughout
- Gated front driveway & detached garage
- Private rear sun catching garden
- Viewings available upon request



6



3

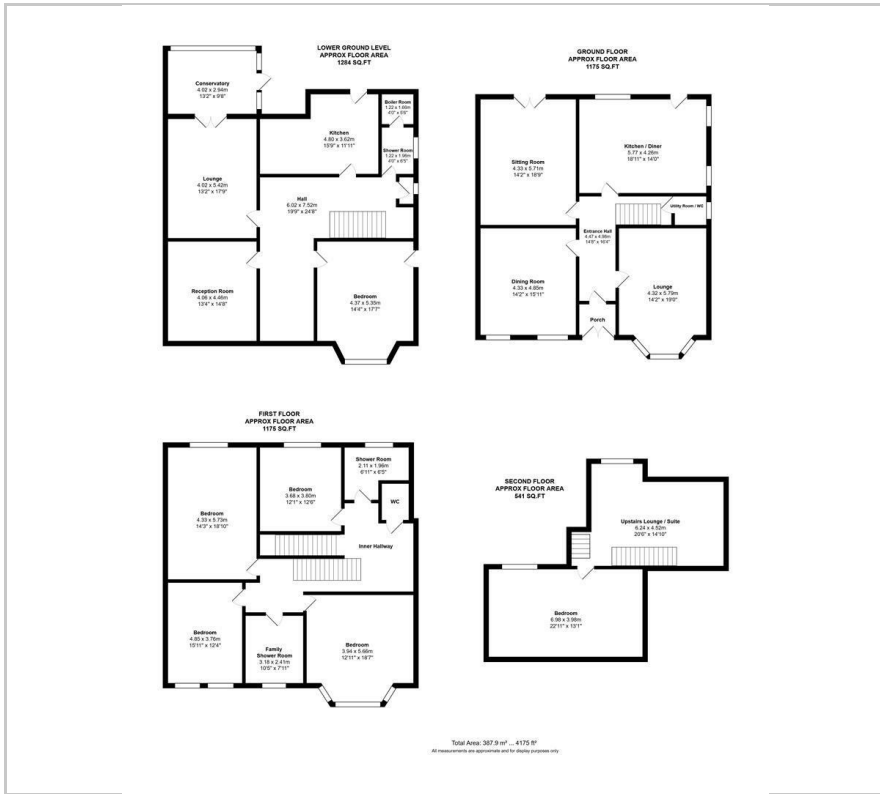


5

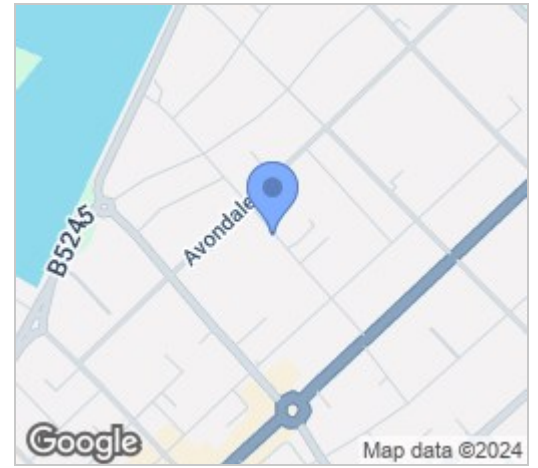


D

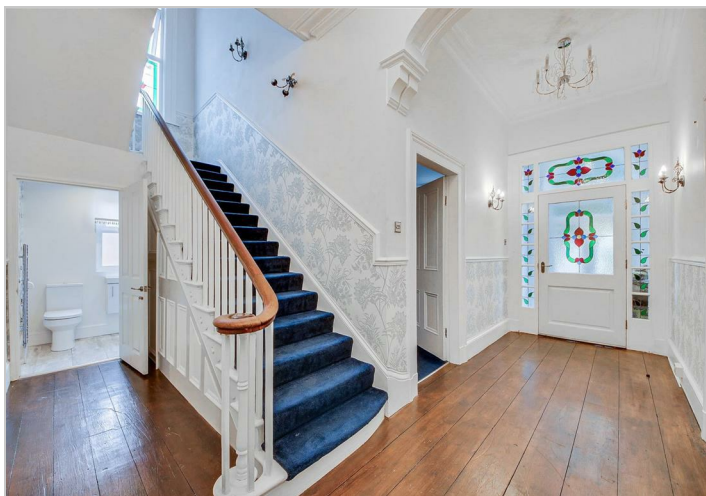
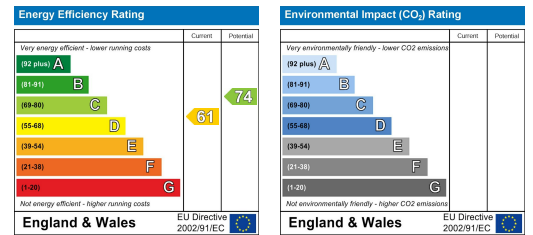
Floor Plan



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.