



# FLEXIAGENT

Market Leading, Independent Estate Agents



## St. Thomas More Drive

Southport, PR8 3FG

**Offers In Excess Of £425,000**

Flexi-Agent are proud to present this four DOUBLE bedroom detached family home to the open market. This property is situated in a quiet location, being within walking distance from Ainsdale village which hosts a plethora of amenities such as shops, restaurants and bars.

Uniquely, this stylish abode benefits from easy access on & off the development, with the property being situated within the first cul-de-sac on the left upon entrance & is conveniently tucked away in the corner, very much making this the 'crown jewel' of the development.

The property briefly comprises: welcoming bright entrance hall, a spacious living room, an integral garage, kitchen/dining room, a downstairs WC and utility room. To the first floor, the property boasts a master bedroom with an ensuite, three well proportioned double bedrooms & a modern three-piece bathroom.

Externally, the property presents a paved driveway leading to the garage & a private sun catching garden with seating/entertainment area.

Early inspection of this property is strongly recommended to fully appreciate this breath-taking 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.

- Four double bedrooms
- Detached family home
- Circa 1602 square feet
- Integral garage
- Open plan kitchen diner leading to the rear garden
- Downstairs utility & WC
- En-suite off the master bedroom
- Driveway parking
- Well presented throughout
- Highly sought after residential location





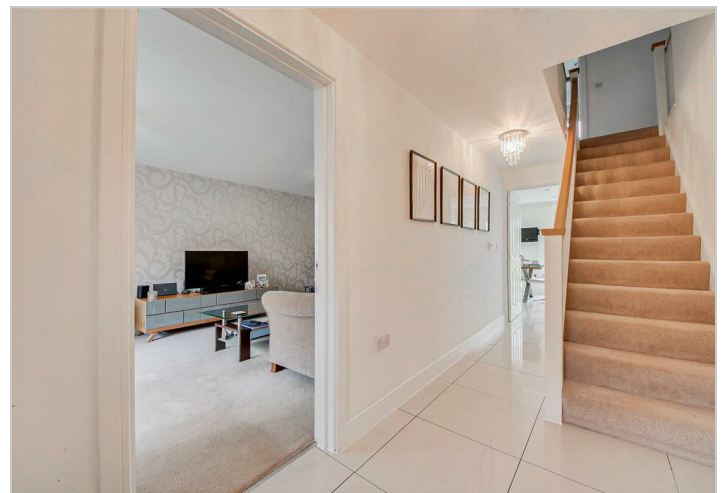
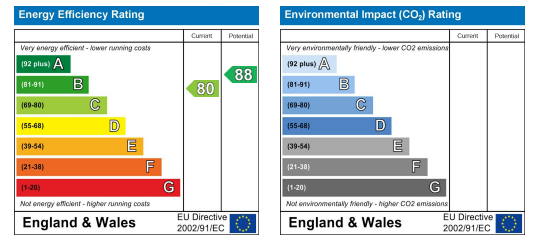
## Floor Plan



## 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.