



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Walton Street

Southport, PR9 9ES

**Offers In Excess Of £375,000**

Flexi Agent are delighted to present this four bedroom detached house to the open market. This property is situated a stones throw from Southport Town Centre offering a host of amenities and great transport links.

This nicely located property briefly comprises of; entrance porch, spacious lounge leading to hall or French doors to living room, nicely presented kitchen diner leading to rear & three piece bathroom.

The first floor briefly comprises of; four generously sized bedrooms with master featuring ensuite, three piece family bathroom.

Externally the property offers parking to the front for multiple vehicles & detached garage, to the rear offers a courtyard area followed by a raised sun catching garden.

The property also benefits from a new boiler and brand new double glazing throughout.

Viewings available upon request.

Freehold  
Council tax band: D  
EPC: D

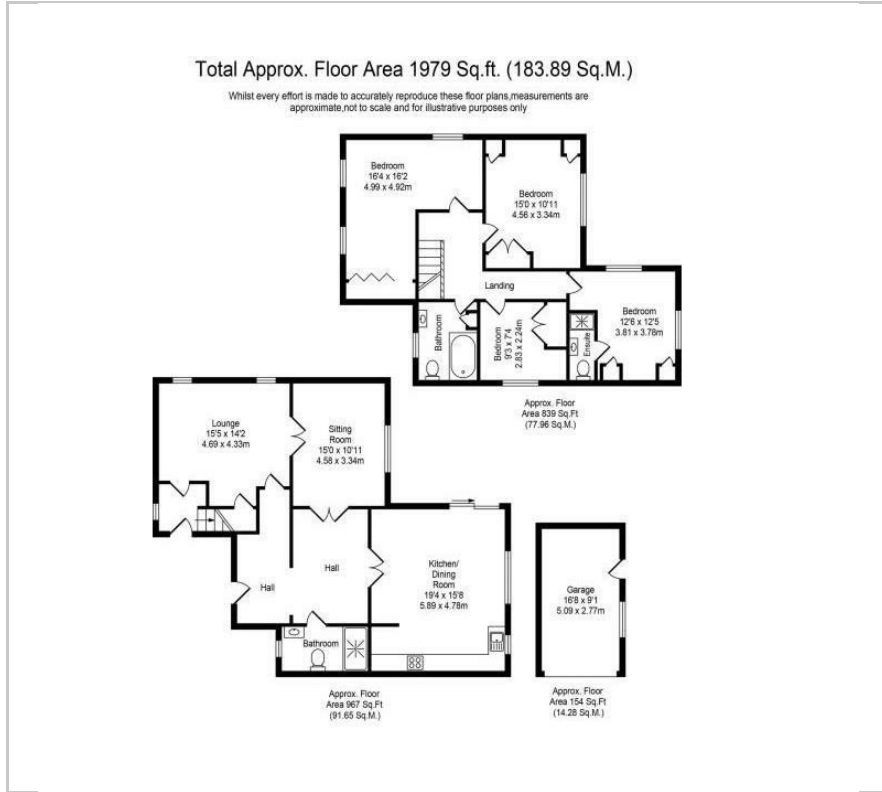
- Four bedroom
- Detached, circa 1979 sqft
- Spacious lounge
- Nicely presented kitchen diner
- Bathroom on ground & first floor
- Master featuring ensuite
- Driveway & detached garage
- Courtyard area followed by raised sun catching garden
- Stones throw from Southport Town Centre
- Viewings available upon request

### Viewing

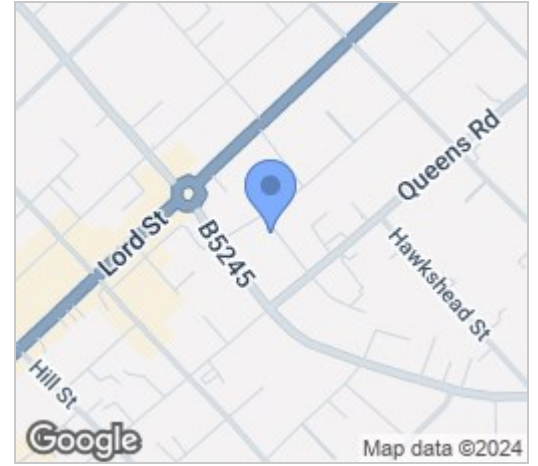
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



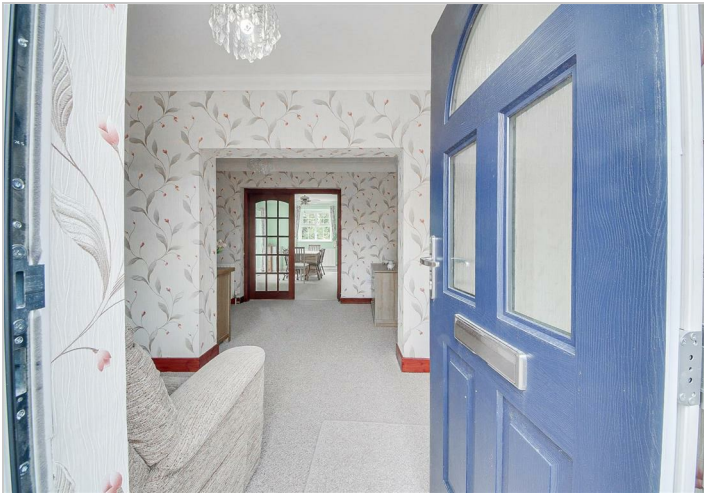
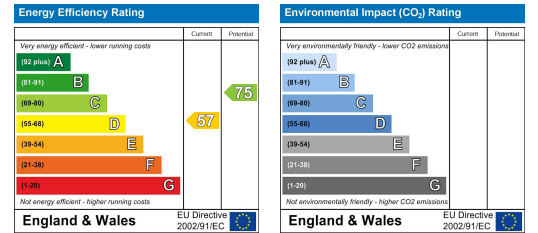
# Floor Plan



# 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.