



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lansdowne Road

Southport, PR8 6AJ

**£450,000**

Flexi-Agent is pleased to promote this **FOUR DOUBLE BEDROOM DETACHED** property to the open sales market. The property is located in a convenient residential location within proximity to local amenities, popular schools & public transport links. Located a short distance from Southport Town Centre & the plethora of amenities on offer! Available for purchase with **NO ONWARDS CHAIN**.

The property briefly comprises of; entrance porch, front double bedroom / reception room, front living room with bay window, large kitchen diner with bi fold doors leading to rear, utility room & WC.

The first floor briefly comprises of; study room, three double bedrooms with master featuring ensuite & three piece bathroom.

Externally the property offers a gated private driveway to the front, to the rear offers a spacious courtyard entertainment area & sun catching garden, as well as a detached garage that's been converted into a garden room featuring a storage cupboard, sink & integrated fridge.

Viewings available upon request.

NO CHAIN  
Freehold  
Council tax band: D

- Four double bedroom
- Detached
- Front living room with bay window
- Large kitchen diner area with bi fold doors
- Spacious rear courtyard & sun catching garden
- Ensuite & three piece bathroom
- Private gated front drive
- Detached garage converted into garden room
- NO CHAIN
- 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.



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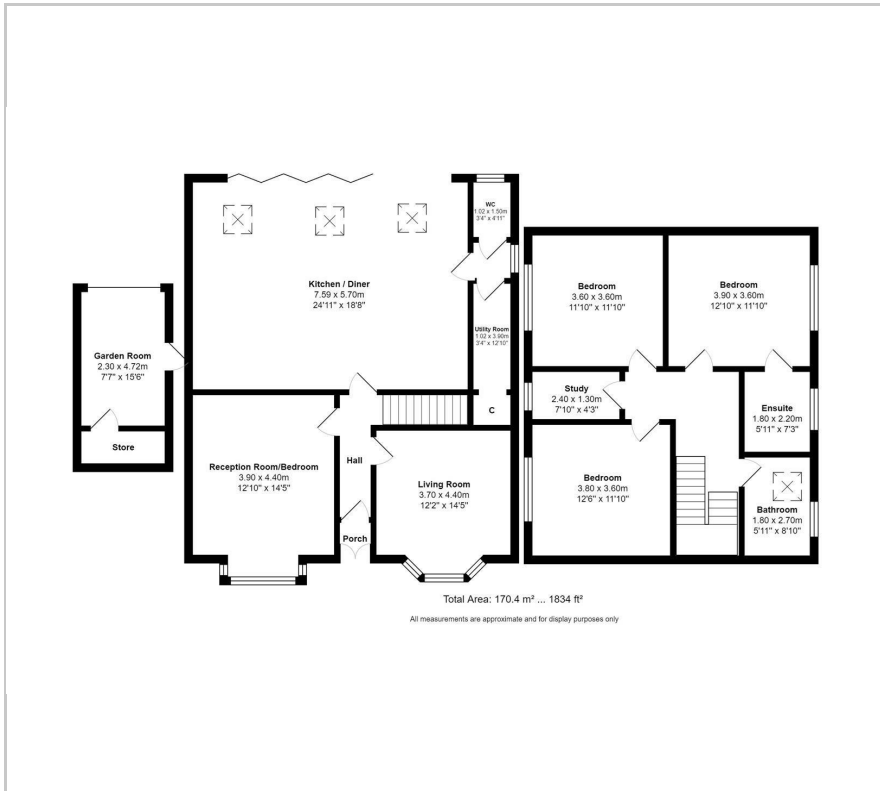
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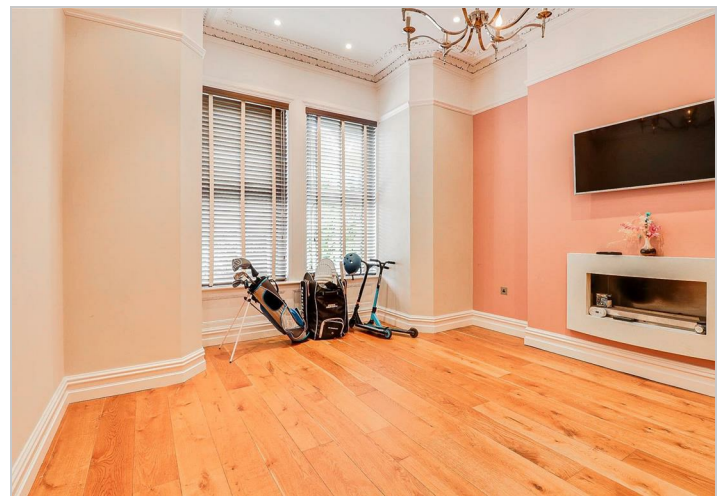
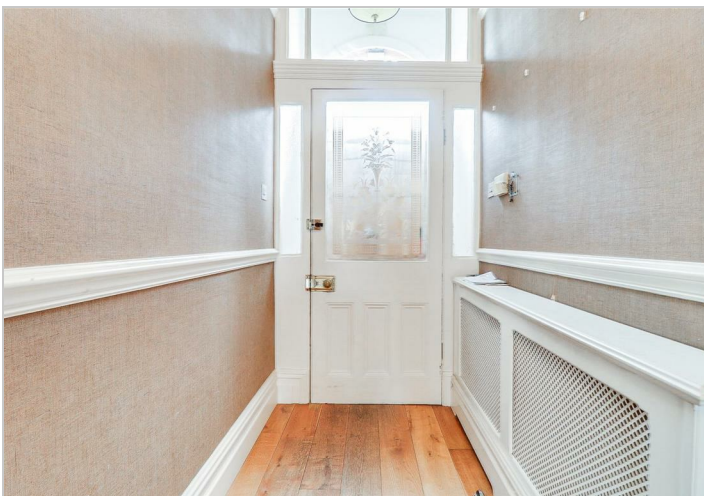
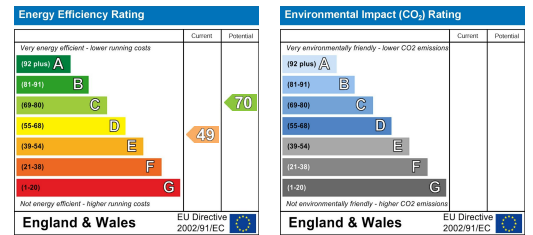
## Floor Plan



## Area Map



## Energy Efficiency Graph



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