



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Daneway

Southport, PR8 2QW

Offers In Excess Of £725,000

Flexi Agent are proud to promote this stunning five bedrooms DETACHED 4120 SQFT property to the open market. Situated in an excellent location within walking distance to the charming Ainsdale Village offering a range of amenities, shops, cafes & bars, close to Ainsdale beach as well as local transport links into Southport town centre. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of, grand reception hallway, dining room, office (currently bedroom), WC, sitting room, spacious kitchen utility room with access to integral garage, large lounge with bar area, indoor swimming pool & shower area.

The first floor briefly comprises of, four nicely presented bedrooms with the fifth currently used as a snooker room, master bedroom featuring ensuite with bathtub & four piece family bathroom.

Externally the property offers front garden & large driveway with double garage, to the rear offers private SOUTH-WEST facing sun catching garden & courtyard.

### \*\*\*KEY FEATURES\*\*\*

- New boiler installed 2023
- Integrated lift in the hallway leading to the first floor landing
- Swimming pool central heating system upgraded & sand replaced in 2023

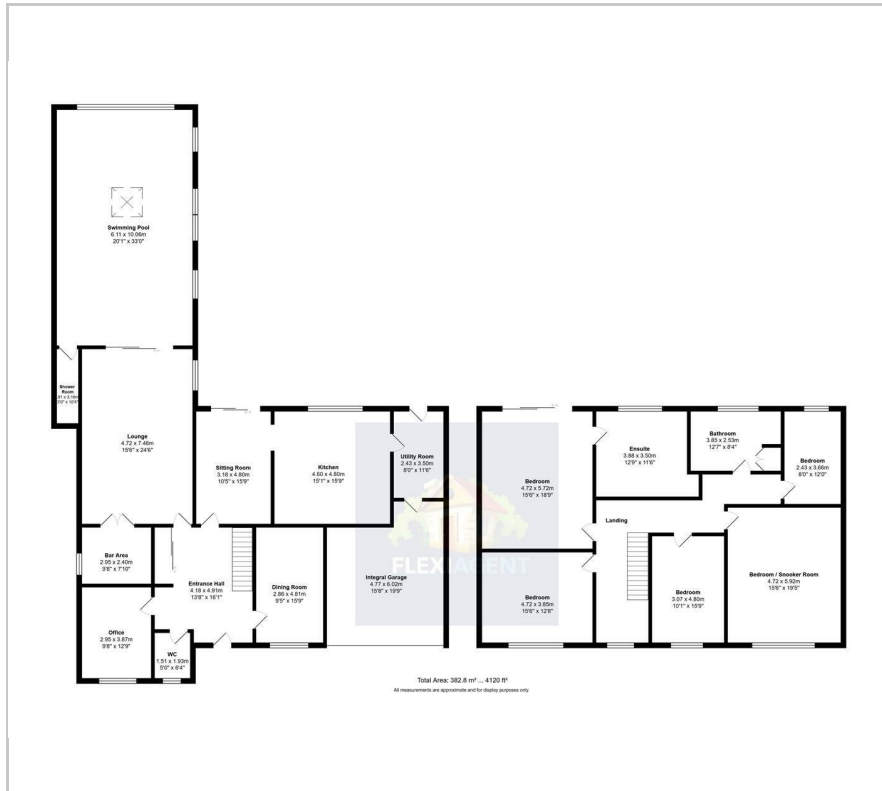
- Five bedrooms
- Detached, circa 4120 sqft
- NO CHAIN
- Swimming pool & snooker room
- Large lounge with bar area
- Shower room, ensuite & four piece bathroom
- Four reception rooms
- Large driveway & double garage
- South West facing private rear garden
- Viewings available upon request

## 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.



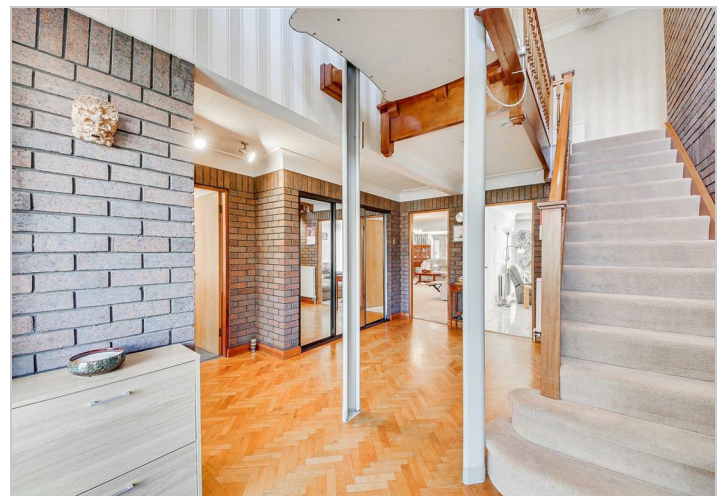
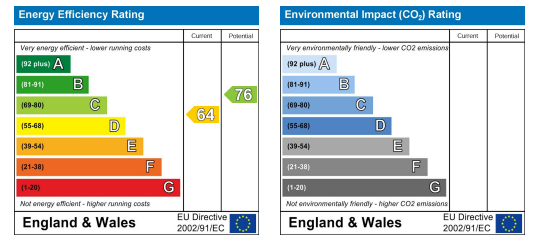
## Floor Plan



## Area Map



## Energy Efficiency Graph



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