



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cambridge Road

Southport, PR9 9RH

Guide Price £750,000

### \*\*\*RECENTLY REFURBISHED\*\*\*

Flexi Agent are delighted to bring to market 'Willows' a stunning six bedroom detached family home, residing within a generous plot. This property is situated just a short walk from Churchtown village. Available for purchase with NO ONWARDS CHAIN.

This double fronted property benefits from a front porch leading to the entrance hall and two generously proportioned living rooms benefiting from a solid oak floor & open fire, continuing to the stunning bespoke Neptune kitchen, featuring a range of high-end integrated appliances & larder neatly hidden away. With an abundance of natural light via aluminium bi-folding doors that lead out onto a premium balcony terrace that overlooks the private walled garden to the rear. A log burner links the kitchen to a large family room creating a very sociable space. NEWLY refurbished WC.

The first floor benefits from three spacious bedrooms, benefitting from integrated wardrobes, WC & hand basin, NEWLY refurbished separate shower room along with a family bathroom also resides on this floor with a free-standing bath, separate shower.

The second floor benefits from an additional double bedroom plus two further bedrooms presently being used as an office and dressing room.

The property has a substantial sized basement level that runs underneath the entirety of the property and has its own separate entrance, with the potential for conversion into a separate annexe (subject to the necessary planning permissions).

### 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.

- Beautiful Detached Family Home
- Six Bedrooms, Circa 4308 SqFt
- NO CHAIN
- New Neptune Kitchen Fitted
- Downstairs cloakroom
- Ample Driveway Parking
- Sought After Location
- Short Walk to Churchtown Village
- Double Detached Garage
- Viewings available upon request



6



2

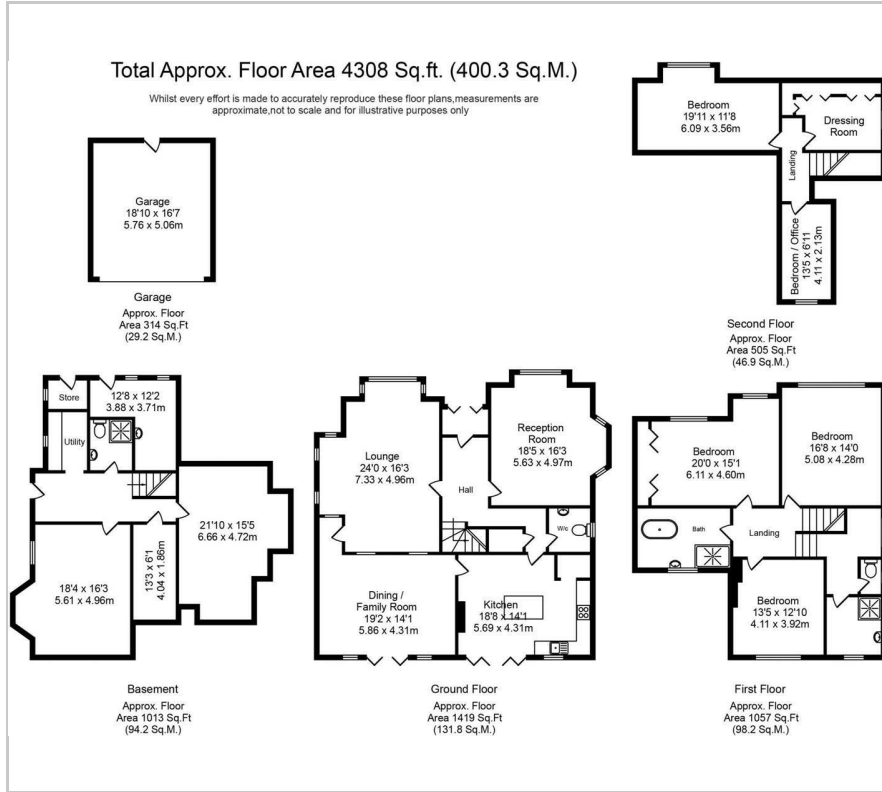


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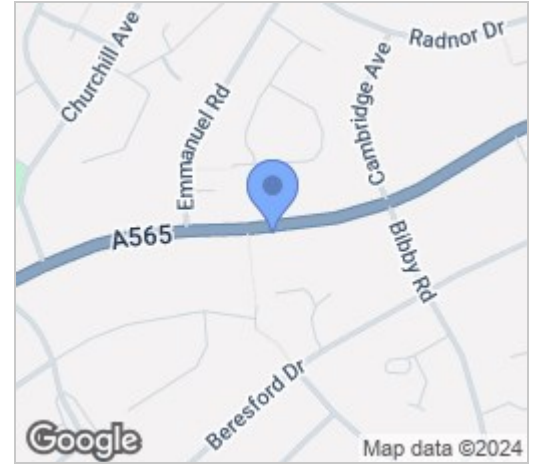


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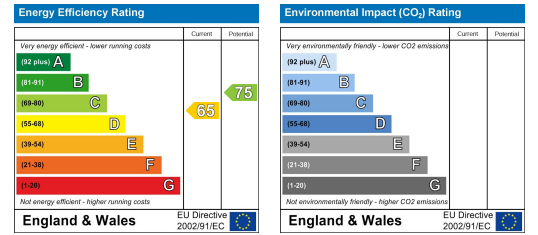
# Floor Plan



# 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.

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