



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Garstang Road

Southport, PR9 9XW

**Offers Over £585,000**

Flexi Agent are delighted to offer to the market this 4 bedroom semi detached home on Garstang Rd. This four bedroom home has recently been completely re built / renovated to a very high standard and is truly stunning, it's like no other currently on the market.

On entering the property you are greeted by an impressive front door which leads into an elegant entrance hallway. On the ground floor you will find a cloakroom and the oak balustrade staircase and gallery that adds a touch of grandeur to the space. The lounge is a bright, airy and inviting area, perfect for relaxing and unwinding. There is also a separate granny or family flat great for visitors or family with a double bedroom, bathroom and lounge area.

The highlight of the house is the stunning open plan bespoke kitchen, which features granite worktops, large kitchen island with storage, integrated Neff ovens (3) and appliances. The sitting area and dining area create a seamless flow between cooking, dining and socialising. Floor to ceiling bi folding doors flood the space with natural light, creating a bright and airy atmosphere. Off the kitchen area is an office and utility room. Off the utility room is the access to the large double garage /workshop with electric garage door.

On the first floor you will find three well appointed bedrooms each offering, space, comfort and style. The main bedroom has ensuite with dressing room. There is also family bathroom and further bedroom.

Outside the property boasts stunning secluded outdoor space with large patio with a sunny aspect. Ideal for entertaining and BBQ's.

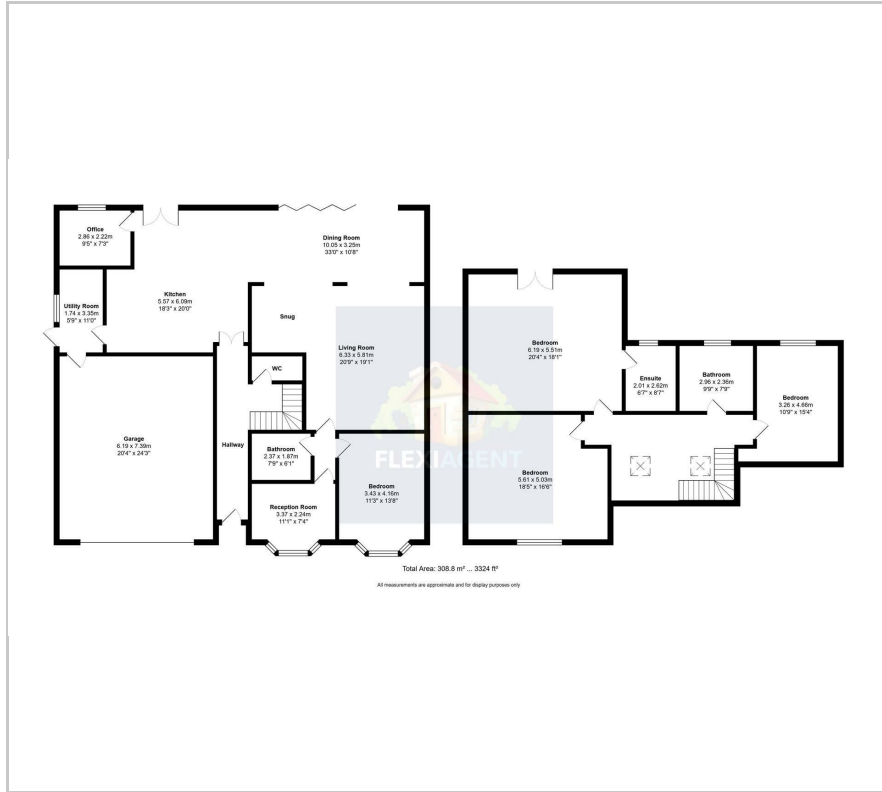
- Four double bedrooms
- Semi detached, circa 3324 sqft
- Unique & High Spec throughout
- Beautifully presented kitchen with integrated appliances
- Dining room with bifold doors
- Spacious living room with feature fireplace
- Two bathrooms & ensuite
- Front driveway parking & double garage
- Rear sun catching garden, courtyard & garden shed
- 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.



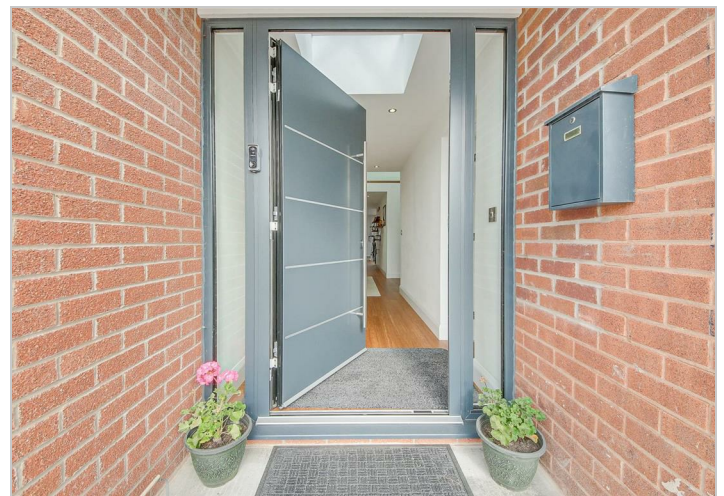
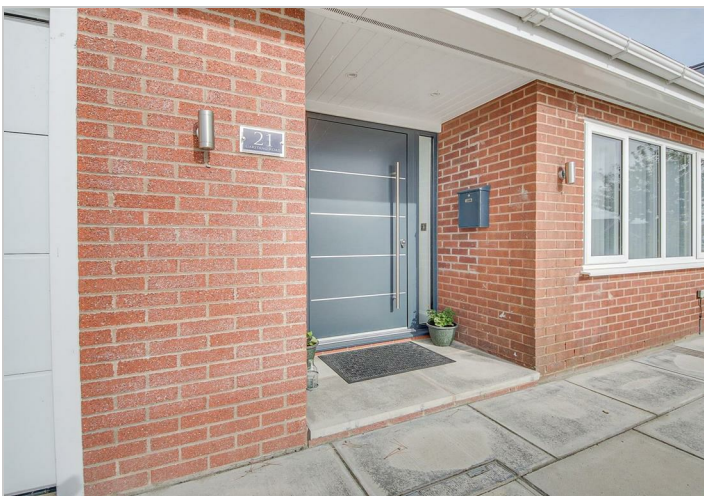
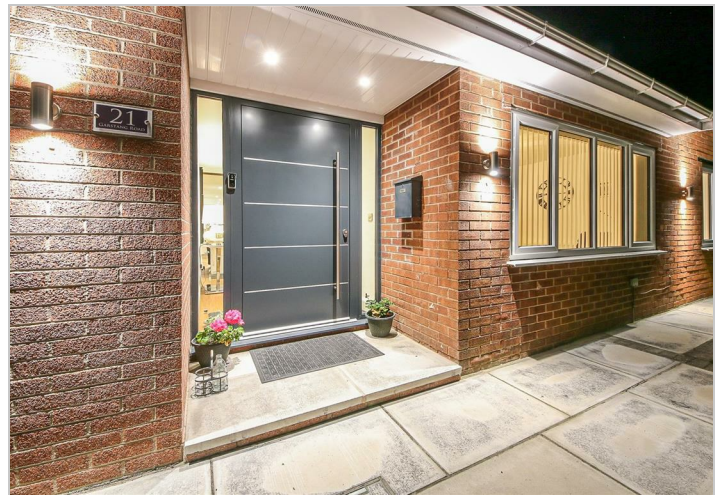
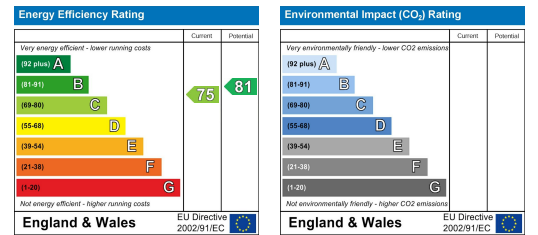
## Floor Plan



## Area Map



## Energy Efficiency Graph



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