



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Preston New Road

Southport, PR9 8NX

**Offers In The Region Of £375,000**

Flexi Agent are proud to promote this **THREE DOUBLE BEDROOMS DETACHED** property to the open market. Situated within walking distance of Churchtown village with its plethora of amenities on hand including shops, bars, boutiques, award winning schools & excellent bus routes into Southport town centre.

The property briefly comprises of; entrance porch, front living room with bay window leading to rear dining room with bifold doors, downstairs WC, nicely presented kitchen.

The first floor briefly comprises of; three double bedrooms & four piece family bathroom.

Externally the property offers front driveway parking, garage & side storeroom access, to the rear offers a seating entertainment area, sun catching garden & garden room.

Viewings available upon request.

Freehold  
EPC: C  
Council tax band: D

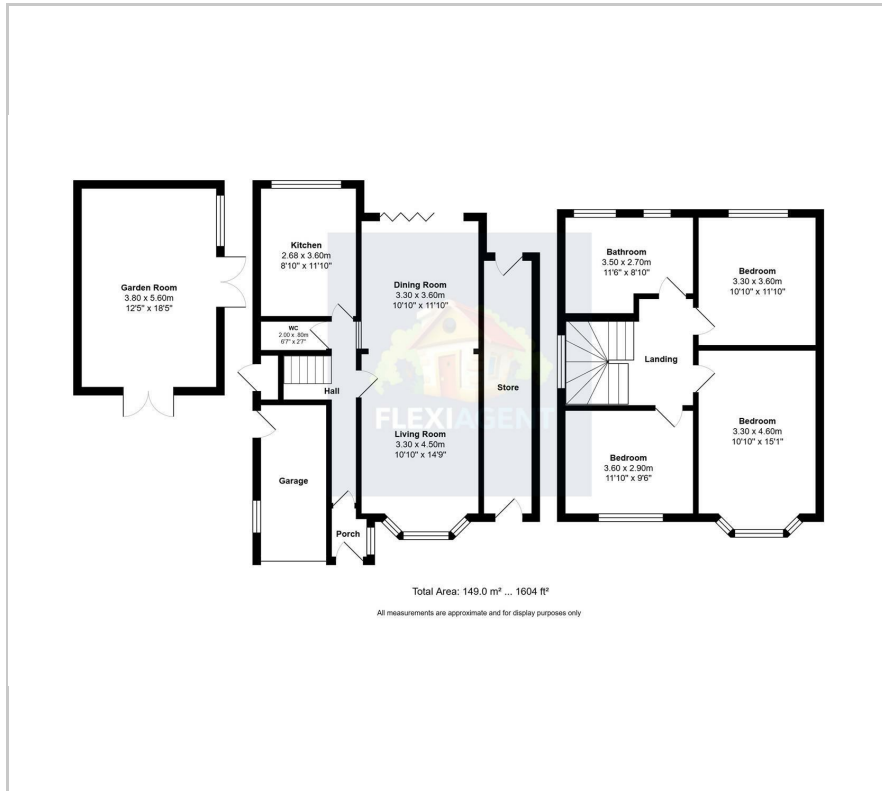
- Three double bedrooms
- Detached, circa 1604 sqft
- Walking distance to Churchtown village
- Front living room with bay window
- Dining room with bifold doors to rear
- Nicely presented kitchen
- Four piece family bathroom
- Front driveway & garage
- Rear entertainment area, sun catching garden & garden room
- 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.



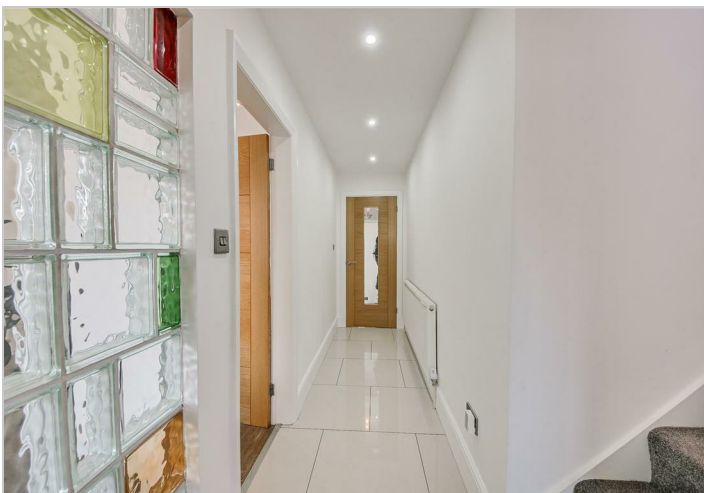
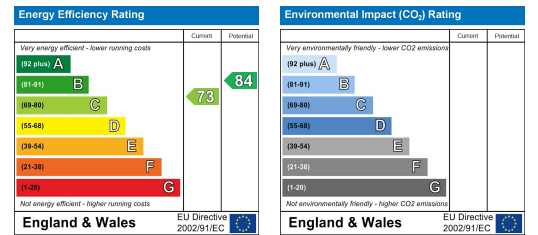
## Floor Plan



## Area Map



## Energy Efficiency Graph



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