



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Granville Road

Birkdale, Southport, PR8 2HU

**Offers In Excess Of £745,000**

Flexi Agent are delighted to present this FOUR DOUBLE BEDROOMS DETACHED property to the open market. Located near Birkdale with excellent transport links via the A565 & nearby local amenities as well as nearby Birkdale Village.

The property briefly comprises of; entrance porch, through lounge with plenty of natural light, spacious open plan kitchen diner breakfast room with quartz worktops, high gloss black handles unites & integrated Bosch appliances & double doors leading to a raised decking entertainment area, utility room & WC.

The first floor briefly comprises of; four double bedrooms with master featuring ensuite & four piece family bathroom.

The basement briefly comprises of; spacious cinema room with gas log burner & French doors leading to rear, utility room, study / games room & access to double garage.

Externally the property offers front gated driveway with double garage, front nicely presented garden. To the rear offers a courtyard entertainment area & sun catching mature garden.

Viewings available upon request.

Freehold  
Council tax band: G  
EPC: D

### 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.

- Four double bedrooms
- Detached, circa 2758 sqft
- Through lounge
- Open plan kitchen diner breakfast room
- Basement cinema room & games room
- Four price family bathroom & ensuite
- Decked entertainment area
- Front gated driveway, double garage & garden
- Rear courtyard & mature sun catching garden
- Viewings available upon request



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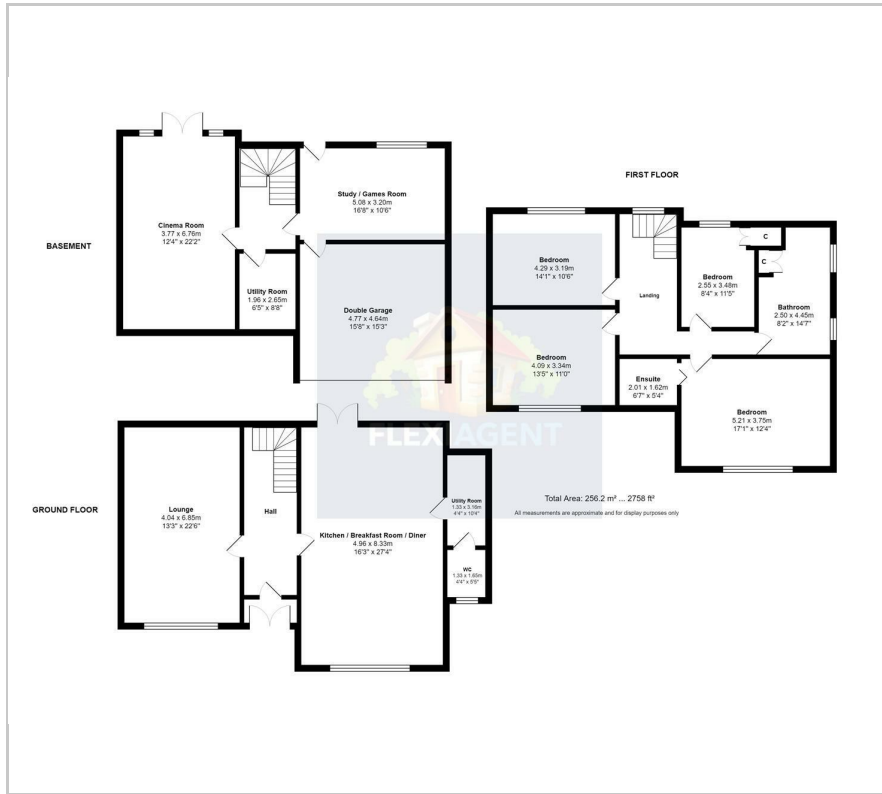


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D

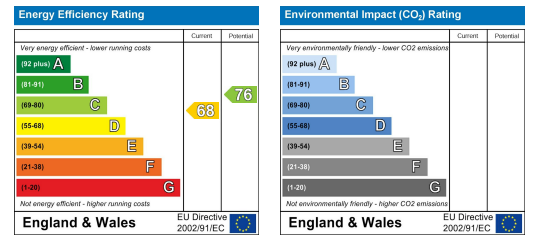
## Floor Plan



## 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.