



# FLEXIAGENT

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## Irton Road Southport, PR9 9DY

**Offers In Excess Of £475,000**

A rare opportunity has arisen to purchase this immaculately presented family home, situated in one of Southport's most sought after residential locations. This home has been improved to an exacting specification throughout, now benefiting from a state of the art, handmade breakfast kitchen, a magnificent four piece family bathroom, as well as luxurious fixtures & fittings throughout.

The property briefly comprises; entrance porch, grand reception entrance hallway with stunning parquet flooring, a well proportioned living room with a large bay window and a bespoke fireplace, open plan dining room/extended snug family room with sliding patio doors to the rear garden, a prestigious bespoke breakfast kitchen with a separate utility and a downstairs cloakroom.

The first floor features four generously sized double bedrooms and a recently installed, breath-taking four piece family bathroom. The landing provides access to the second floor, where the fifth bedroom/office can be found and a further landing which provides access into a large storage room.

Externally this imposing residence boasts ample driveway parking for multiple vehicles and a landscaped rear garden. The rear garden is partly paved in Indian stone, the perfect place for evening relaxation and entertaining, a laid to lawn garden, multiple sun-catching seating areas and a children's playground at the bottom. The garden provides access to a sizeable storage outbuilding as well the side of the property.

- Five double bedrooms
- Downstairs WC
- Set over three impressive floors
- Circa 2708 sqft
- Extended to the rear
- Immaculately presented
- Driveway parking
- Sun-catching rear garden
- Excellent residential location
- Viewing is available immediately by appointment

### 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.



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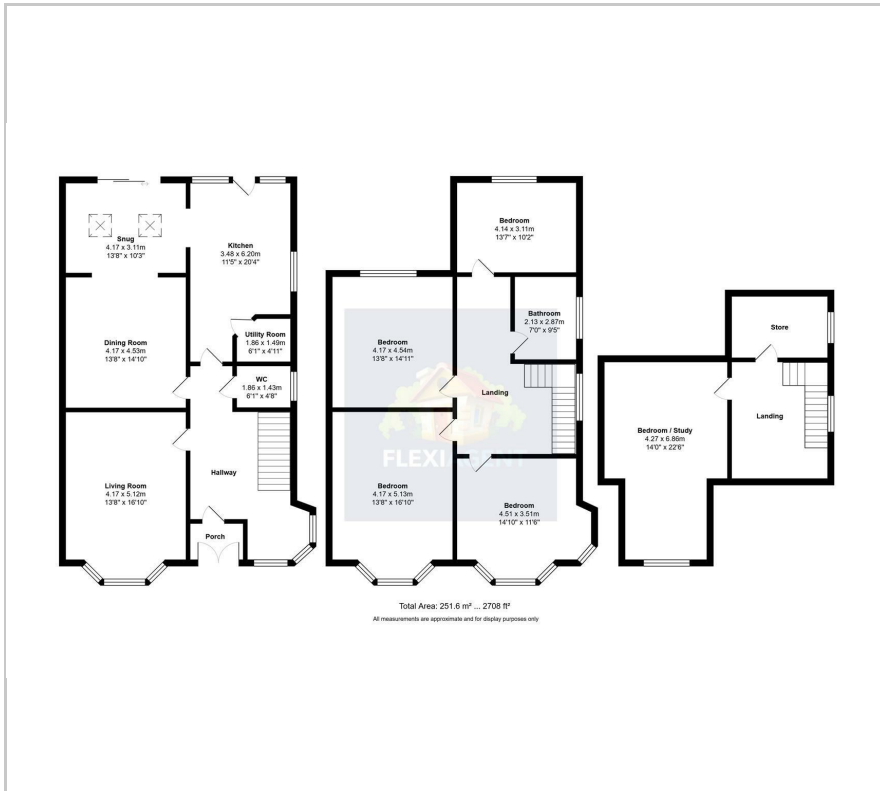


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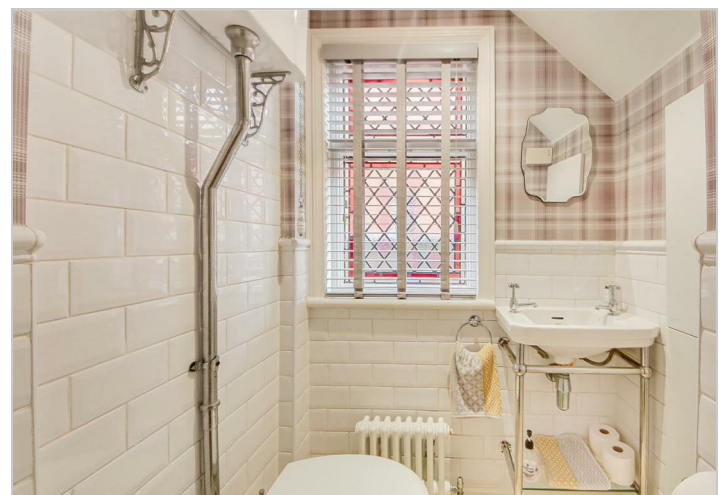
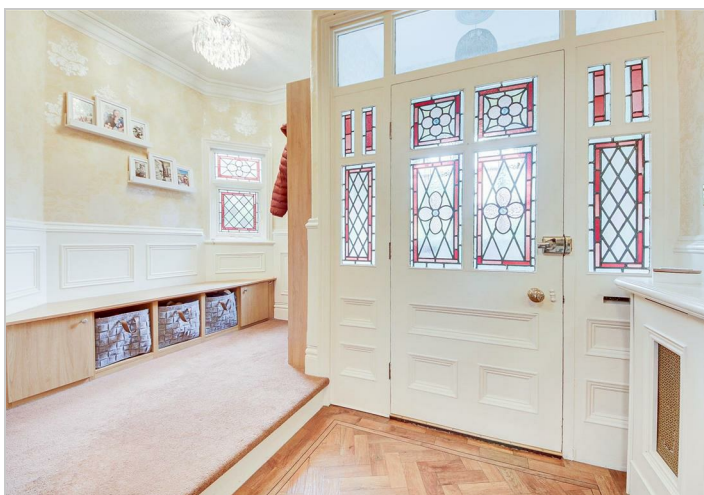
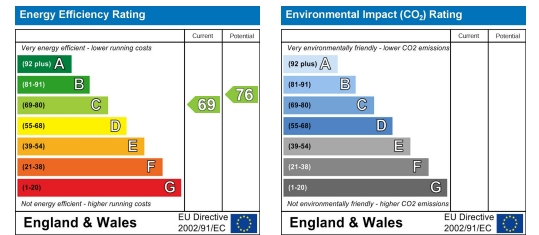
## Floor Plan



## Area Map



## Energy Efficiency Graph



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