



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Hartley Road Southport, PR8 4SA

### Offers In Excess Of £625,000

Flexi Agent are proud to promote this beautiful six DOUBLE bedroom, detached, well loved family home, situated in a prime residential location in the sought after 'Birkdale' district of Southport. The property sits in approximately 0.25 of an acre of stunning gardens and boasts expansive proportions, offering circa 2748 square feet of impressive living accommodation.

This fantastic period property full of original features and charm briefly comprises: Entrance porch and hallway, a spacious living room with feature fire place, a traditional dining room, third reception room that can be used as a bedroom and an office. A large kitchen full of natural light with a dining area and a door leading to the sun catching rear garden, utility room, a fantastic conservatory and a downstairs bedroom and bathroom.

Stairs lead to the first floor which consists off of four double bedrooms, one with walk in wardrobes a family bathroom and separate WC.

Externally the property sits on approximately 0.25 of an acre of beautiful sun catching gardens with both laid to lawn and patio areas, a pergola and large green house, and boasts ample driveway parking and a detached garage.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Council Tax Band F

### 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.

- Six Bedrooms
- Five reception rooms
- Detached
- Circa 2746 square feet
- Approximately 0.25 Acre Plot
- Conservatory
- Utility Room
- Sought after location
- Freehold
- Viewings available on request



6



2



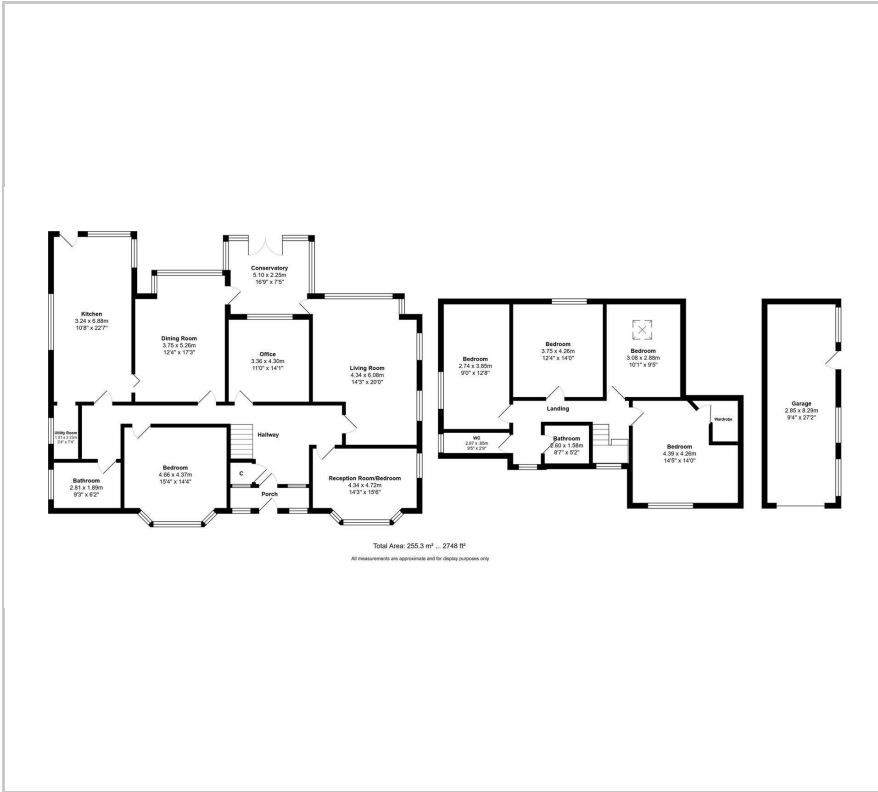
5



C



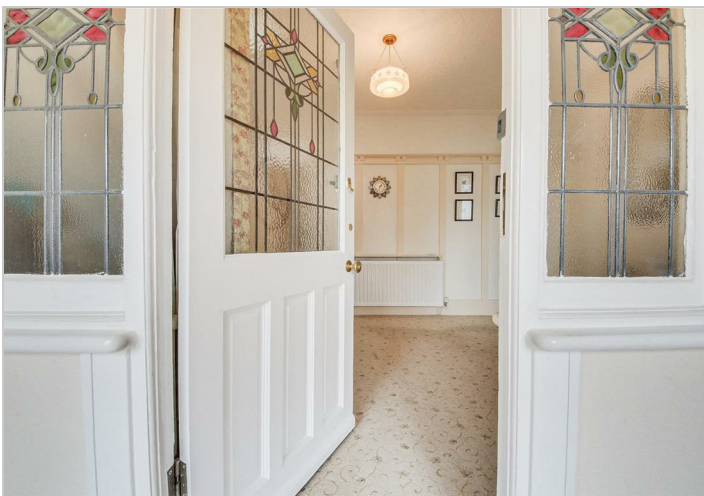
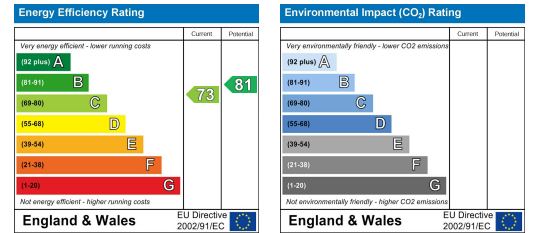
## Floor Plan



## 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.