



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Ryder Crescent

Southport, PR8 3AF

**Offers In Excess Of £650,000**

Flexi-Agent are delighted to present this Unique FOUR DOUBLE BEDROOMS DETACHED & EXTENDED property to the open market. Situated near an abundance of local amenities, Stunning views over Southport & Ainsdale Golf club with Hillside Golf Club in the distance, superb transport links nearby within comfortable walking distance.

The property briefly comprises of; porch, entrance hall, front dining room with double doors leading to rear spacious lounge / bar, sitting room, open plan kitchen diner leading, utility room & shower room.

The first floor briefly comprises of; four double bedrooms with master featuring a generously sized ensuite & three piece bathroom leading to a terrace with beautiful views over the garden and beyond to the golf course

Externally the property offers large front drive parking with garage, to the rear offers entertainment area, access to garage & sun catching garden.

Viewings available upon request.

Freehold  
EPC C  
Council tax band G

### 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 & extended, circa 2946 sqft
- Front dining room with double doors leading to lounge / bar
- Beautifully presented kitchen diner
- Shower room & bathroom
- Master bedrooms with ensuite
- Suburb nearby transport links
- Front driveway parking & garage
- Rear sun catching garden
- Viewings available upon request



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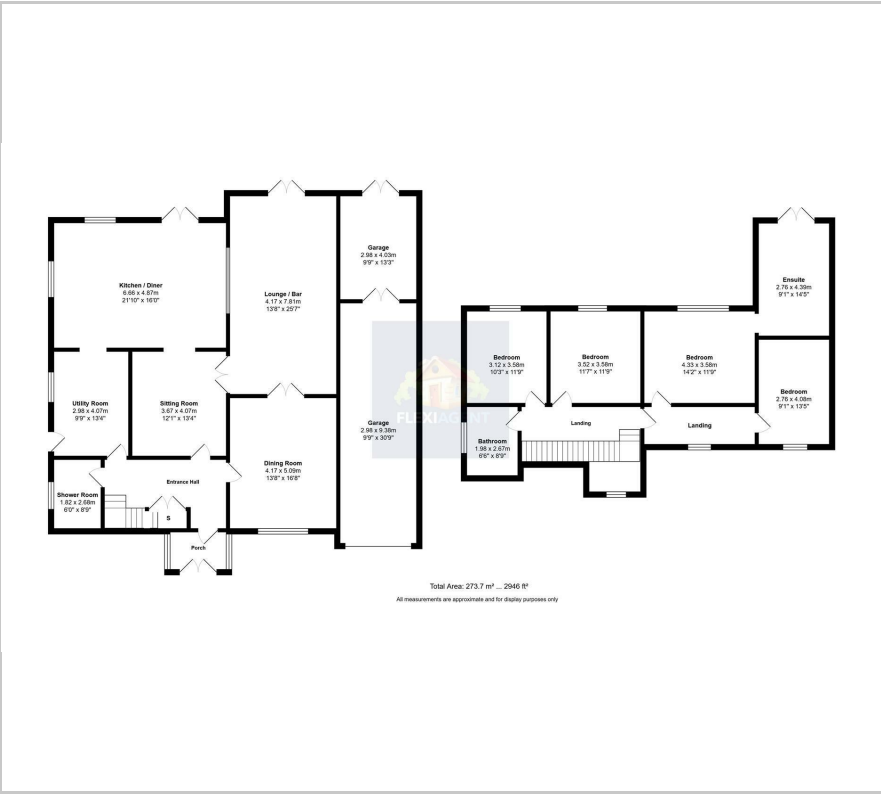


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C

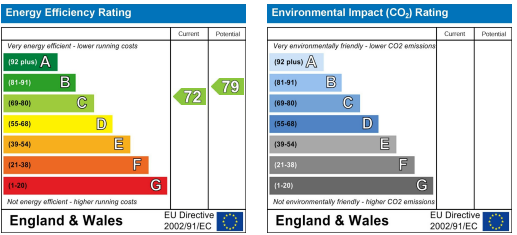
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.