



# FLEXIAGENT

Market Leading, Independent Estate Agents



## St. Clair Drive

Southport, PR9 7LF

**Offers In Excess Of £250,000**

Flexi-Agent are proud to offer this extended three bedroom, semi-detached property to the open market. Situated in the heart of Churchtown village in a highly sought after residential location, the property is a stone's throw from several pubs, shops, boutiques, bars, restaurants as well as excellent schools and bus links all on hand!

AVAILABLE TO PURCHASE WITH NO CHAIN!

This property would make an ideal family home and briefly comprises: Entrance hall with feature understairs reading nook, a front lounge with a bay window, a fantastic open plan shaker style fitted kitchen with dining area, French doors leading outside and an open doorway to the family sitting room.

To the first floor, there are two well-proportioned DOUBLE bedrooms, the master with a bay window and built-in wardrobes, a third single bedroom and a stylish white three piece family bathroom with vanity.

Externally, the property boasts a generous rear garden with a raised decking patio dining area, a spacious lawn and beautiful landscaped borders full of mature shrubs and bushes. Driveway parking is available at the front of the property.

NO CHAIN  
Freehold  
Council tax band C

- Extended semi-detached, circa 1065 sqft
- Three bedrooms
- Desirable open plan rear living area
- Modern shaker style fitted kitchen
- Generous rear garden
- Well presented throughout
- Ideal family home
- Sought after Churchtown location
- Stylish three piece bathroom
- NO CHAIN

### 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.





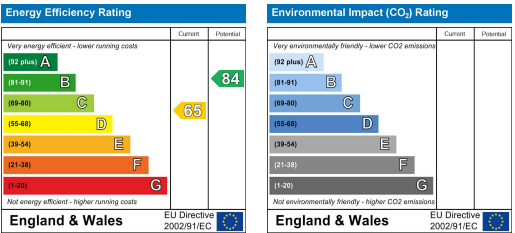
Floor Plan



Area Map



Energy Efficiency Graph



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