



FLEXIAGENT

Market Leading, Independent Estate Agents



Crescent Road

Southport, PR8 4SS

Offers In Excess Of £600,000

Flexi-Agent is pleased to present this magnificent and imposing six double-bedroom, Victorian double-fronted, detached property to the open sales market. Centrally located, this home is within walking distance to Birkdale village, offering a wealth of boutique shops, bars, high-quality eateries, and excellent transport links from Birkdale train station. The property is also conveniently close to Hillside Golf Club and Southport and Ainsdale Golf Club, making it an ideal location for golf enthusiasts.

The property briefly comprises a welcoming front porch and entrance hallway, a spacious lounge with a feature bay window, a second reception room currently used as a dining room with a second bay window, and a modern kitchen/breakfast room with integrated kitchen appliances. Additionally, there is a utility room, cloakroom, study space, and a charming shower room. A cellar provides extra storage on the lower ground floor.

The first floor offers five double bedrooms, one of which benefits from a bay window, as well as a modern four-piece family bathroom. All bedrooms are well-proportioned and provide plenty of space throughout.

Further stairs lead to the second floor, which offers a well-proportioned sixth bedroom.

Externally, the property benefits from ample driveway parking suitable for multiple vehicles, a sun-catching rear garden with a shed/summerhouse, and an integrated garage accessible from the driveway on the lower ground floor.

- Six DOUBLE bedrooms, Detached, circa 2830 sqft
- DOUBLE FRONTED PROPERTY
- Sought after Birkdale location
- Two spacious front facing reception rooms
- Study, Cloakroom and Utility Room
- Three beautiful bathrooms
- Integrated garage on the lower ground
- Lovely sun catching rear garden with a summerhouse/shed
- Driveway parking suitable for multiple vehicles
- Viewings available on request

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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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating Band	Current	Potential
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

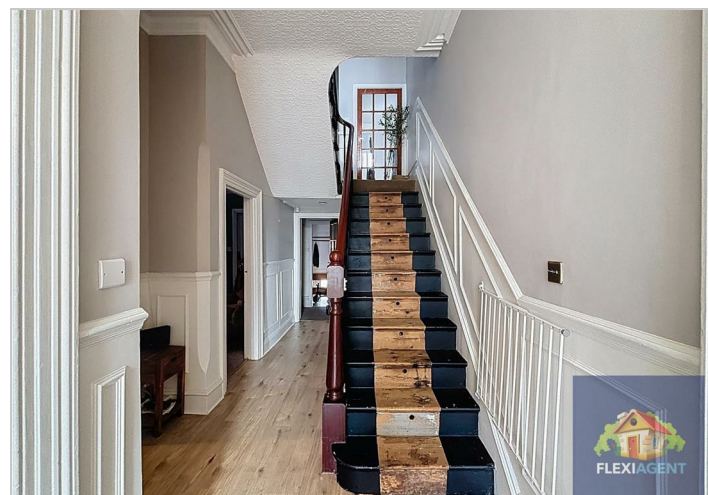
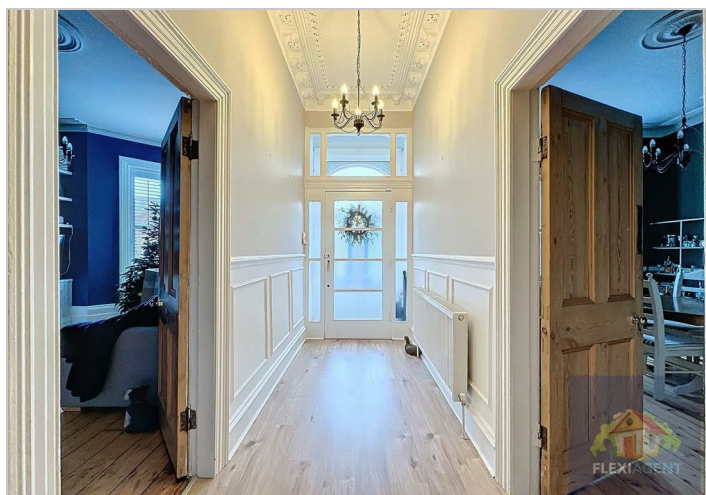
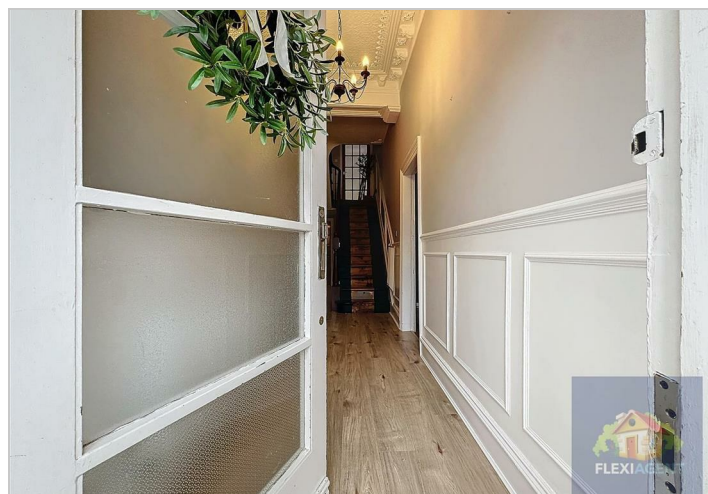
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating Band	Current	Potential
92 plus A		
(81-91) B		
(69-80) C		
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