



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Hereford Road

Southport, PR9 7DX

**Offers In Excess Of £375,000**

Flexi-Agent are proud to present this stunning FIVE DOUBLE BEDROOMS semi-detached property to the open market. Located in a sought after area with plenty of local amenities on the doorstep as well as transport links, local schools & Southport town centre, Churchtown village, Botanic Gardens, Kew retail park all within a short distance away.

The ground floor comprises of, a welcoming front entrance, a downstairs WC, a spacious front lounge, featuring a large bay window creating a bright and airy atmosphere. The heart of the home is a beautifully presented open-plan kitchen and dining area, ideal for family living and entertaining. This space leads into the rear conservatory, offering additional room and direct access to the garden.

The first floor comprises a modern three-piece family bathroom, three generous bedrooms, two of which offering extra storage and a master en suite bathroom.

On the second floor, you will find two further bedrooms, both benefitting from the charm of Juliet balconies that overlook the rear garden; a wet room adds to the appeal of this floor, offering a stylish and practical space.

The property is approached via a front gated driveway, providing off-road parking for multiple vehicles. To the rear, a private and peaceful entertainment space awaits, the garden enjoys plenty of sunlight, making it an inviting area for outdoor living. A detached garage/workshop provides additional external storage.

- Five bedrooms
- Semi detached, circa 1932 sqft
- Top floor Juliet balconies overlooking the rear garden
- Front spacious lounge with a feature bay window
- Open kitchen diner to Conservatory with a breakfast bar
- Detached garage / workshop
- Three piece bathroom, top floor wet room & a master ensuite
- Gated front driveway parking
- Rear private sun catching garden
- Viewings available upon 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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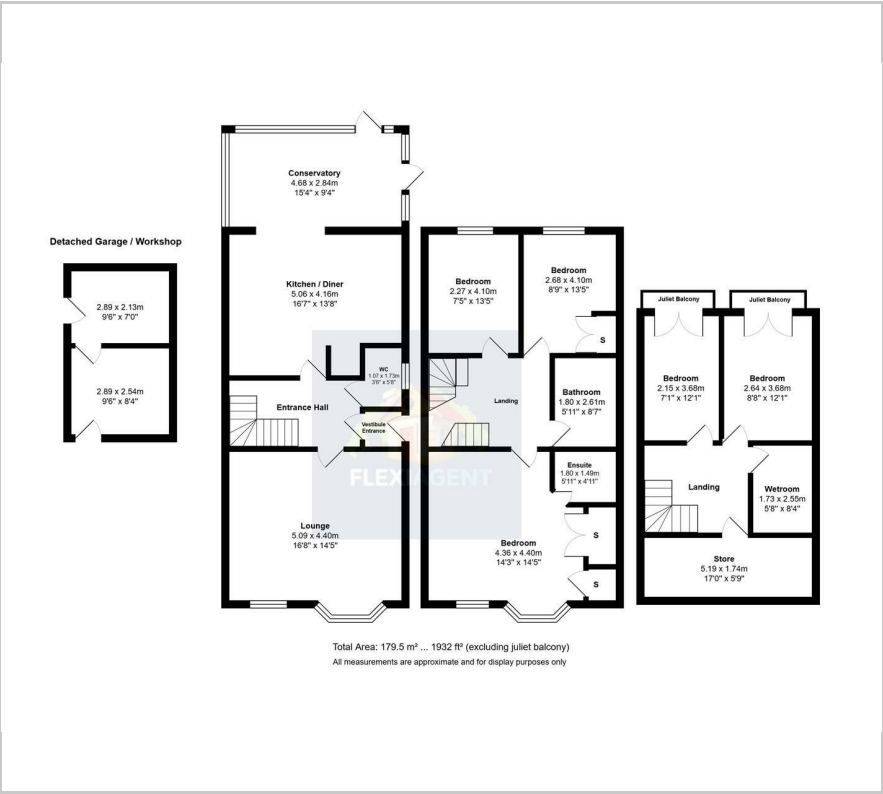
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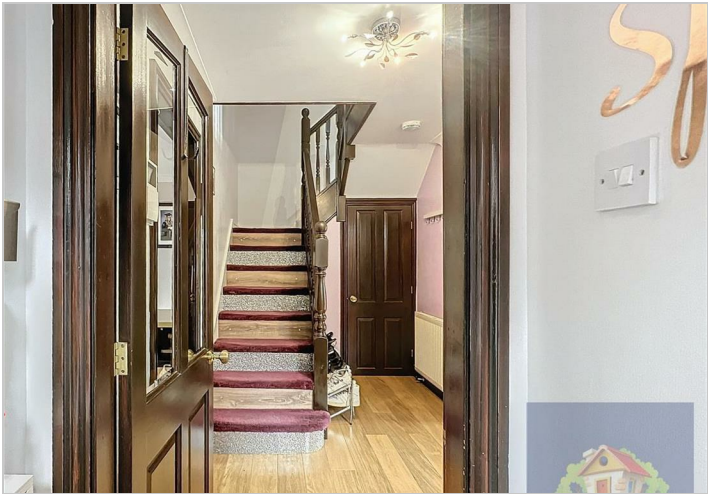
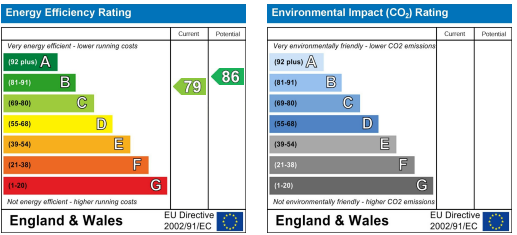
Floor Plan



Area Map



Energy Efficiency Graph



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