



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Cambridge Road

Southport, PR9 9NG

**Offers In Excess Of £650,000**

Flexi-Agent are delighted to offer this SPACIOUS SIX DOUBLE BEDROOMS DEATCHED property WITH ORIGINAL FEATURES the open market. SPANNING OVER 4000 SQFT, this property is located in the sought after residential location of Hesketh Park has easy access in and out of Southport Town Centre via the A565, is surrounded by a wealth of local amenities including many shops, restaurants and bars as well as the beautiful Hesketh Park on its doorstep!

The property briefly comprises of, entrance porch, large hall, spacious front dining room with bay window, living room with double doors, spacious bright conservatory with double doors to living room, spacious kitchen & rear garden, utility room, cellar access via stairs & WC.

The first floor briefly comprises of, four double bedrooms & four piece family bathroom.

The second floor briefly comprises of, two double bedrooms & four piece bathroom.

The cellar offers plenty of storage space.

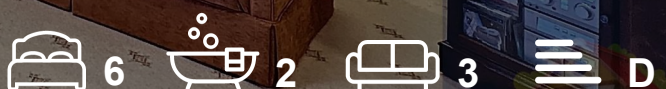
Externally the property offers a gated driveway with plenty of parking, detached garage with WC & storeroom as well as front lawned garden, to the rear offers a large sun catching garden & summer house at the back.

Viewings are highly recommended to really appreciate this property.

- Six double bedrooms
- Detached, Over 4000 sqft
- Original features
- Three spacious reception rooms
- Large Kitchen space
- 2x Four piece bathrooms
- Cellar storage
- Front gated driveway with plenty of parking & garage
- Rear large 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.





**Conservatory**  
7.63 x 4.88m  
251" x 160"

**Living Room**  
5.77 x 5.21m  
187" x 171"

**Dining Room**  
4.35 x 5.57m  
142" x 183"

**Kitchen**  
5.51 x 7.70m  
181" x 123"

**Garage**  
5.15 x 5.55m  
169" x 182"

**Store**  
1.58 x 1.77m  
52" x 58"

**WC**  
1.36 x 2.00m  
45" x 65"

**Hall**  
3.98 x 5.11m  
131" x 168"

**Living Room**  
3.27 x 3.58m  
109" x 118"

**WC**  
1.81 x 1.50m  
59" x 49"

**Cellar**

**Bedroom**  
5.18 x 4.35m  
170" x 142"

**Bedroom**  
4.35 x 3.84m  
143" x 126"

**Bedroom**  
3.25 x 4.12m  
107" x 135"

**Bathroom**  
2.97 x 2.07m  
98" x 69"

**Bedroom**  
3.73 x 2.22m  
122" x 73"

**Bedroom**  
4.35 x 5.27m  
143" x 173"

**Capboard**  
1.61 x 1.50m  
53" x 49"

**Store**  
4.53 x 3.78m  
149" x 124"

**Store**  
2.75 x 1.50m  
90" x 64"

**Store**  
5.88 x 3.78m  
193" x 124"

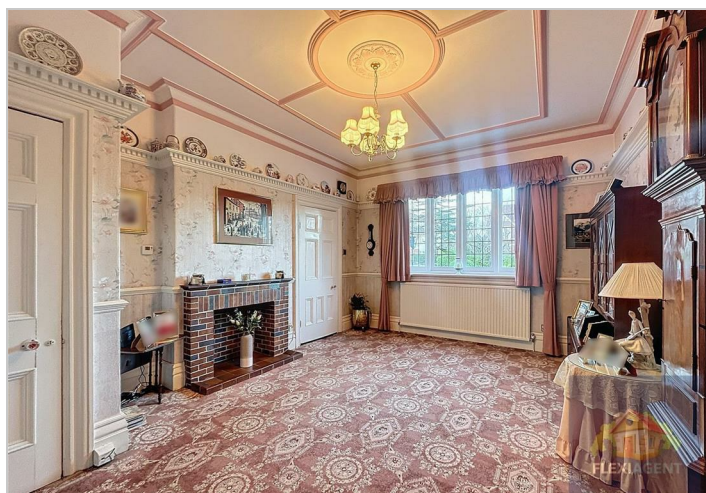
**FLEXIAGENT**

**CELLAR**

Total Area: 394.6 m<sup>2</sup> ... 4247 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92 plus <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>77</p> <p>64</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92 plus <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		
<p>Not energy efficient - higher running costs</p> <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		



Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE  
**Tel:** 01704 889455 | **Email:** sales@flexi-agent.co.uk | **Website:** www.flexi-agent.co.uk