



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Preston New Road

Southport, PR9 8PR

**Offers In The Region Of £250,000**

Flexi-Agent are proud to promote this stunning three bedrooms, semi detached property to the open market. The property is in an excellent location within easy access to Churchtown village which benefits from a plethora of amenities including shops, bars, boutiques, award winning schools and excellent bus routes.

The ground floor of this property welcomes you with an entrance hall, leading into a generous open-plan living and dining room with French doors that open onto the rear garden, creating a perfect flow for indoor and outdoor living. Beneath the stairs, you'll find handy storage, and the spacious kitchen is fitted with integrated appliances.

The first floor is home to three bedrooms, the two larger bedrooms come complete with built-in wardrobes, offering ample storage, while the master bedroom benefits from a charming bay window too. The family bathroom is well-appointed with a stylish three-piece suite.

Externally, the property provides off-road parking with a front driveway, accompanied by a neat and low-maintenance front garden. At the rear, you'll find a detached garage offering additional storage space. The rear garden is equally low-maintenance, featuring a paved seating area.

Viewings available upon request.

Freehold  
EPC C  
Council tax band C

### 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.

- Three bedrooms
- Semi Detached, circa 1348 sqft
- Open plan living room/ dining room with French doors
- Galley style kitchen with built in appliances
- Understairs storage
- Three piece bathroom
- Two larger bedrooms with built in wardrobes
- Easy access to Churchtown Village
- Front driveway parking
- Viewings available upon request





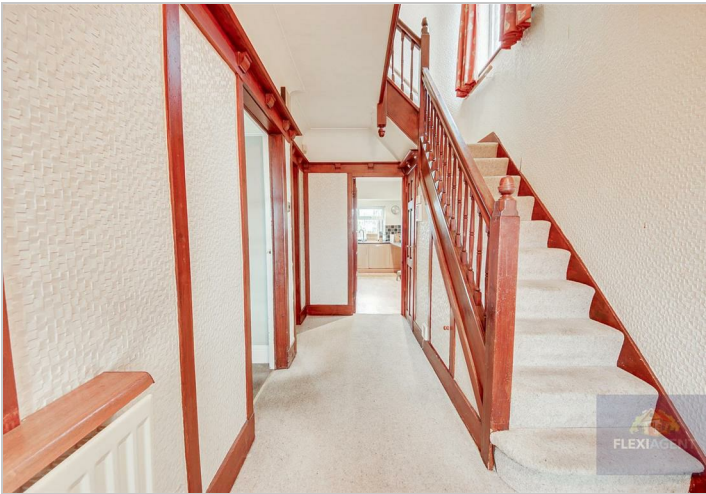
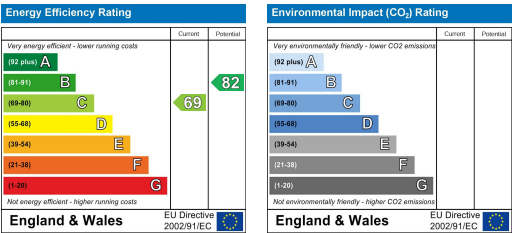
Floor Plan



Area Map



Energy Efficiency Graph



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