



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lancaster Road

Southport, PR8 2LE

**Offers In Excess Of £1,100,000**

\*\*\*IMMACULATELY PRESENTED, FULLY RENOVATED DETACHED FAMILY HOME, SET IN A GENEROUS 0.5 ACRE PLOT\*\*\*

Flexi Agent is proud to present this recently upgraded and impeccably renovated detached property, offering four spacious double bedrooms. Situated in the highly sought-after Birkdale area, this exceptional home is within walking distance of the Birkdale/Ainsdale Sandhills Nature Reserve and Birkdale Village, known for its wide range of amenities including shops, bars, cafes, and excellent transport links to Southport Town Centre, is also just moments away.

The property has been finished to an incredibly high standard, featuring NEFF integrated appliances throughout, including a downdraft induction hob and a hot/cold filtered Quooker tap, which adds both luxury and convenience to the modern kitchen. The property also benefits from an energy-efficient heat pump and underfloor heating throughout, ensuring comfort and sustainability across the home.

The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, and a spacious front-facing games room and lounge, a dedicated office space and a fully-equipped gym area. The modern, open-plan kitchen is fitted with an island and integrated appliances, leading to a large dining and snug area, which is complemented by sliding doors opening to the rear garden. A separate utility room is also featured.

The first floor briefly comprises a master bedroom with a dressing room and en-suite bathroom, two additional double

- Four bedroom, Detached, circa 3404 sqft
- Recently upgraded/renovated
- HIGH SPEC THROUGHOUT
- NEFF integrated appliances throughout the kitchen
- Luxury games room / lounge
- Fully equip gym & home office
- Spacious courtyard and a well presented front courtyard
- Integrated garage with an electric door
- Driveway parking for multiple vehicles
- 0.5 acre plot

### 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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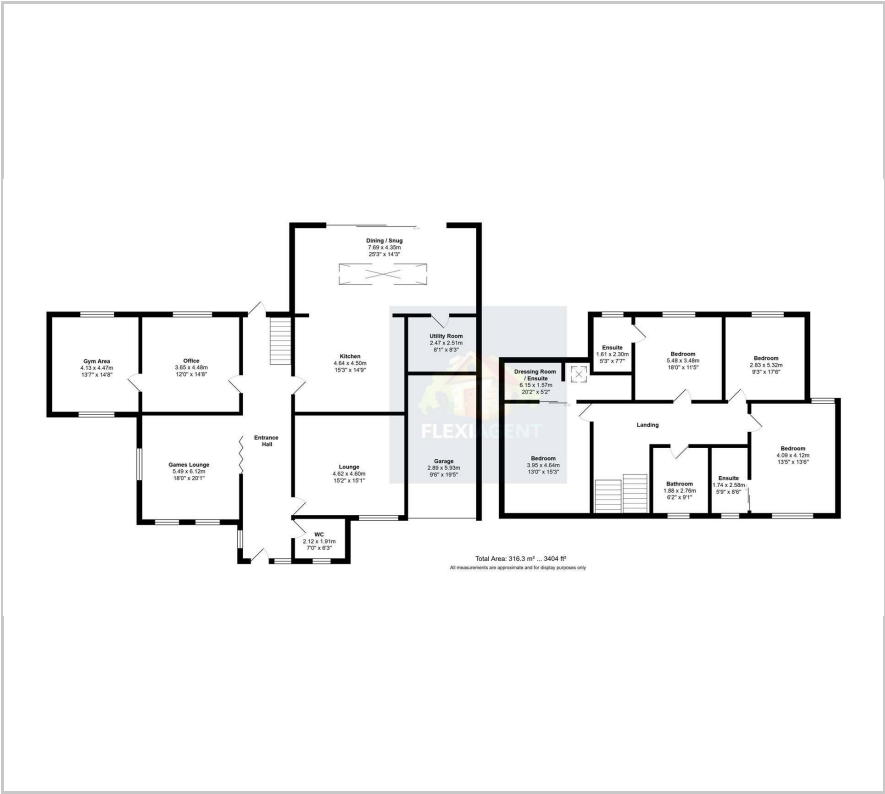


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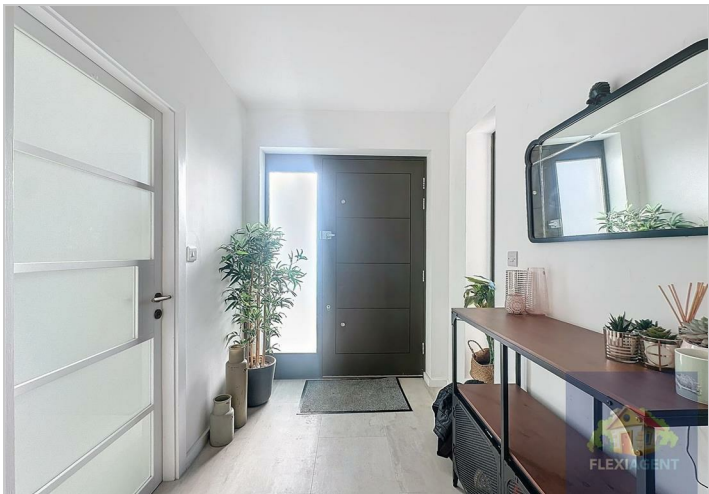
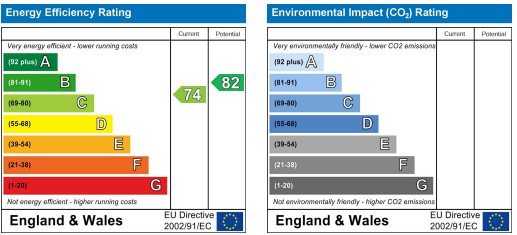
Floor Plan



Area Map



Energy Efficiency Graph



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