



# FLEXIAGENT

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## Bowling Green Close

Southport, PR8 6ET

**Offers In Excess Of £220,000**

Flexi-Agent is delighted to present this charming three-bedroom detached family home, located in a popular residential area just off Norwood Road. Offering easy access to Churchtown village and Southport town centre, the property is within walking distance of a range of local amenities, including a nearby train station.

The ground floor of the property features a welcoming entrance hallway, a spacious and bright lounge, and an open-plan kitchen/diner equipped with quality appliances. Convenient under stairs storage is also included, along with side access through the kitchen/diner.

The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from a modern en-suite shower room. Additionally, there is a beautifully presented three-piece family bathroom.

Externally, the property boasts a generous wrap-around garden, providing plenty of outdoor space. A lovely seating area can be found in the garden, along with an outdoor bar / BBQ area, perfect for entertaining. The garage has been cleverly split into a utility room and a garage, offering additional practical space.

Viewings available upon request.

EPC D  
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 bedroom, Detached, circa 1055 sqft
- Spacious and bright lounge
- Open plan kitchen diner with quality appliances
- Under stairs storage
- Beautifully presented three piece bathroom
- Master en suite bathroom
- Outside bar area
- Detached garage / Utility room
- Huge wrap around garden
- Viewings available upon request



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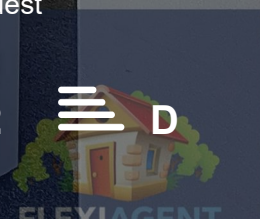
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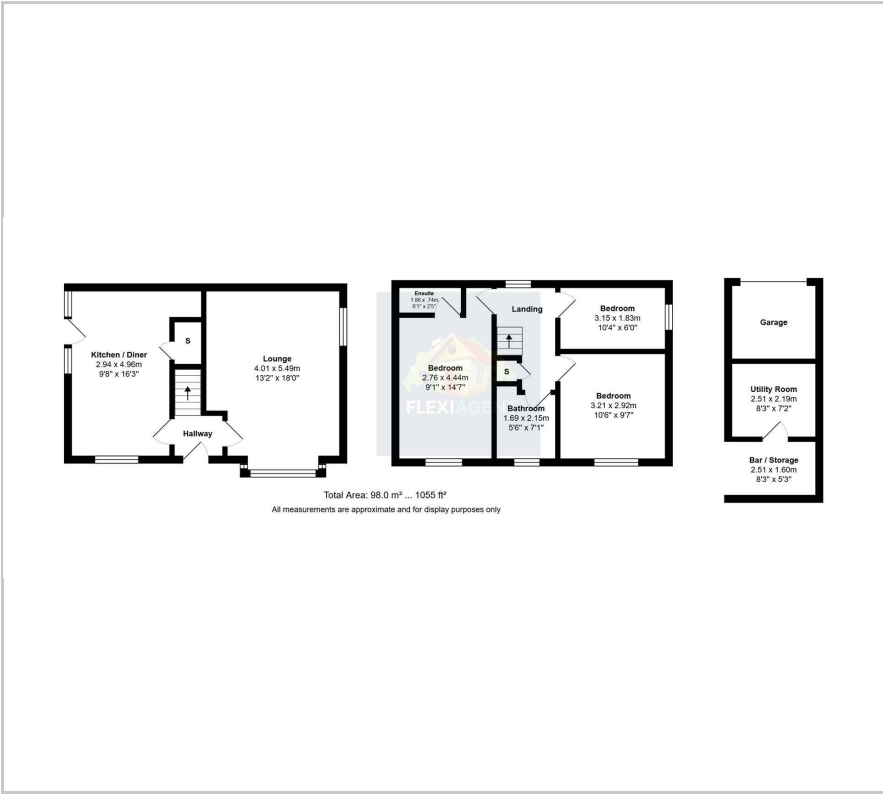


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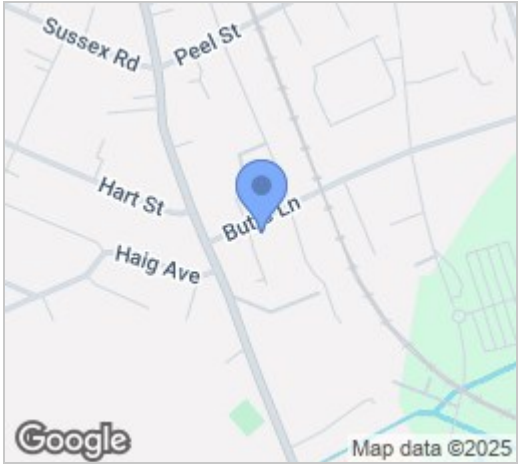




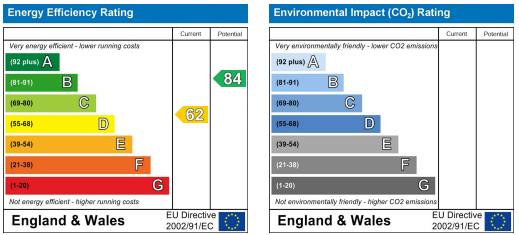
Floor Plan



Area Map



Energy Efficiency Graph



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