



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Sunny Road

Southport, PR9 7LU

**Offers Over £400,000**

3 Bedroom House PLUS 4 bed property with its own space at the back of the property. Could be used as a lettable space or even a home office/separate family space

Flexi-Agent is delighted to present this beautifully presented three-bedroom semi-detached property, with an additional two-bedroom bungalow to the rear, offering versatile living accommodation. Centrally located in the heart of historic Churchtown Village, the property is particularly convenient for Churchtown Primary School and the picturesque Botanical Gardens.

The ground floor of the main property comprises an entrance porch and hallway, a front-facing lounge, a second reception room with double doors leading into the sunroom, and a dining room that is open-plan with the sunroom. The kitchen is nicely presented and includes rear access.

On the first floor, you'll find three well-proportioned bedrooms, a WC, and a gorgeous three-piece family bathroom.

Externally, the property offers driveway parking, a large garage a rear courtyard garden, and the two-bedroom bungalow. The bathroom and one bedroom also contacts skylights.

The bungalow briefly comprises double doors leading into the lounge, a fully fitted kitchen, a hallway leading to two double bedrooms, and a three-piece shower room.

- Three bedroom, Semi Detached, circa 2547 sqft
- Two bedroom bungalow to the rear
- Spacious front facing lounge
- Second reception room
- Open plan sun room / diner
- Modern kitchen with integrated appliances
- Separate bathroom and WC to the first floor
- Low maintenance rear garden
- Ample driveway parking
- 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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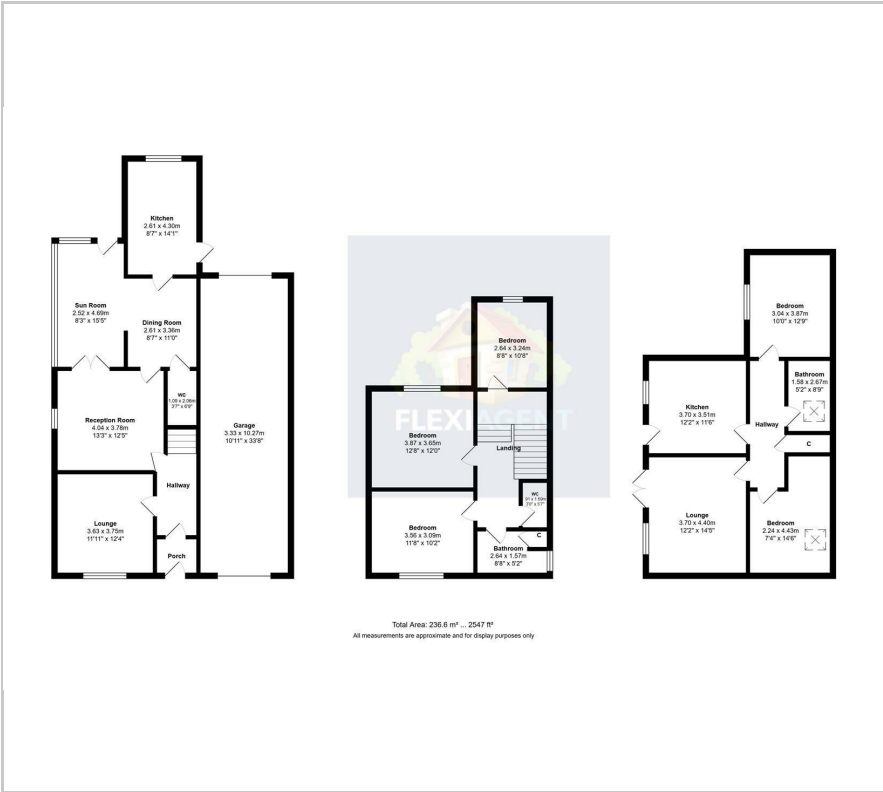


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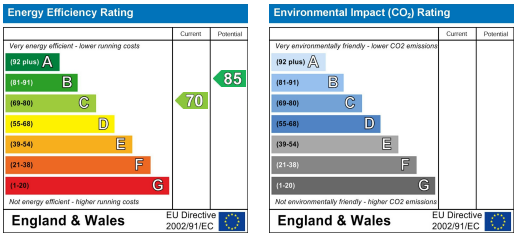
Floor Plan



Area Map



Energy Efficiency Graph



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