



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Linaker Street

Southport, PR8 6RP

**Offers In Excess Of £300,000**

Flexi-Agent are delighted to present this beautifully maintained four-bedroom, semi-detached family home to the open sales market. Located in a popular residential area, the property is within walking distance of a wide range of amenities, including shops, schools, and excellent transport links. It is also just a short walk to Southport Town Centre and Birkdale Village.

The ground floor briefly comprises a welcoming storm porch and hallway, a beautiful lounge with a bay window and feature fireplace, and a spacious open-plan kitchen/diner/living area. The kitchen is finished in stylish grey tones and features modern appliances, an island/breakfast bar, and double doors opening to the rear garden. A charming WC completes this floor.

The first floor includes four well-proportioned bedrooms and a stunning family bathroom with his and her sinks, a walk-in shower, and a beautiful freestanding bath.

Externally, the property offers ample parking for several vehicles and a sun-catching, west-facing garden with two lovely seating areas, perfect for relaxing in the sun.

The property is beautifully presented throughout and offers an exceptional family home.

Viewings are 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.

- Four bedroom, Semi Detached, circa 1590 sqft
- Spacious front facing lounge
- Beautiful open plan kitchen/diner/living space
- Two reception rooms
- Well portioned bedrooms
- Downstairs WC for added convenience
- Amazing family bathroom with his and hers sinks
- Ample driveway parking for several vehicles
- West facing rear garden with a beautiful seating area
- Viewings available upon request



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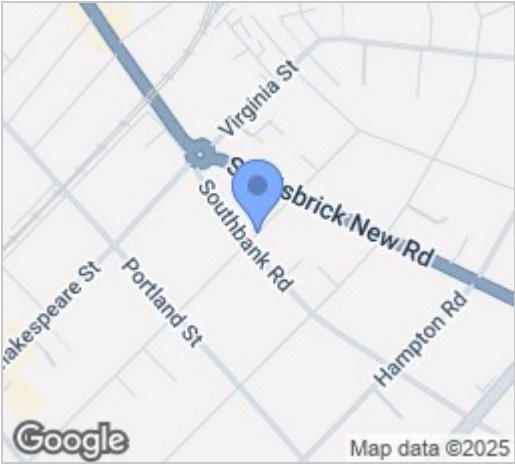




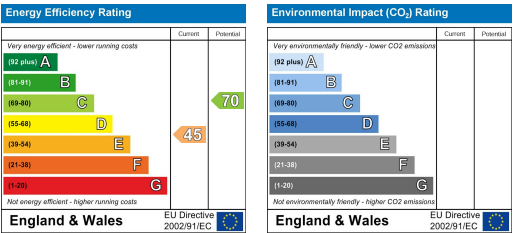
Floor Plan



Area Map



Energy Efficiency Graph



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