



# FLEXIAGENT

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## Langford Drive

Southport, PR8 5QD

**Offers In Excess Of £270,000**

Flexi-Agent is pleased to present this modern and spacious three-bedroom end-terrace property to the open sales market. Located in a highly sought-after area, the property benefits from close proximity to Kew Retail Park, which offers a wide range of shops and local amenities. A short walk away, you'll find a variety of bars and restaurants, ideal for dining and socialising. Additionally, the home is just a stone's throw from Southport and Formby Hospital.

The ground floor welcomes you with an entrance hallway, leading into a spacious lounge filled with natural light. To the rear is a contemporary open-plan kitchen/diner, complete with modern appliances. A convenient downstairs WC completes this level.

On the first floor, the property offers two well-portioned bedrooms, one of which features a charming Juliet balcony. A stylish three-piece family bathroom and a useful storage cupboard are also located on this floor.

The second floor is dedicated to the impressive master bedroom, which boasts a modern three-piece en suite bathroom, ample built-in storage, and a second Juliet balcony. An additional storage cupboard is also located on the landing, adding to the practicality of this well-designed space.

Externally, the property features a sunlit rear garden, driveway parking, and a detached garage for added convenience. It also offers stunning rural views, enhancing the overall appeal of the home.

- Three bedroom, End Terrace, circa 1331 sqft
- Juliet balconies
- Spacious front lounge
- Modern open plan kitchen diner
- Downstairs WC
- Master en suite & three piece family bathroom
- Driveway parking
- Detached garage
- Sunlit rear garden
- 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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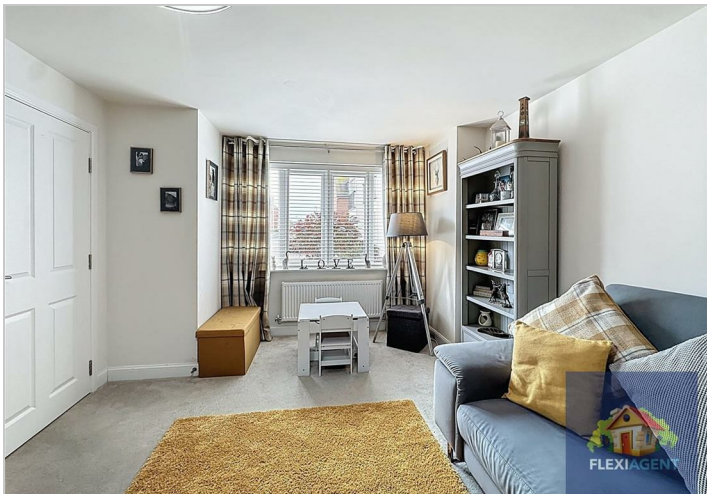
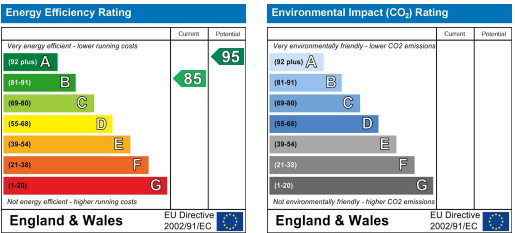
Floor Plan



Area Map



Energy Efficiency Graph



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