



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Irton Road

Southport, PR9 9DY

**Offers In Excess Of £525,000**

Flexi-Agent are proud to present this substantial five double bedroom detached property, offering circa 3500 square feet of exquisite living accommodation. Located equidistant to the bustling Lord Street Shopping Boulevard & the historical village of Churchtown a host of amenities are on the doorstep, as well as award winning schools & useful transport links. The property has been incredibly well maintained by our client & is now offered for the sale as the dream family home!

The property briefly comprises of a grand entrance reception hallway which includes a seating snug area, ample cloaks and storage, WC, utility room, two ample sized reception rooms filled with natural light and a spectacular open plan kitchen diner with stunning views and direct access to the rear garden.

The first floor offers four excellently proportioned, generous double bedrooms, with a spectacular four piece en-suite bathroom appointed to the master and a stylish four piece family bathroom off the split level landing. The landing provides stairs to the second floor, as well as a useful understairs storage cupboard. The second floor boasts a further double bedroom, as well as two exceptionally spacious 'loft rooms', which could be converted into additional bedrooms subject to the usual permissions, or configured as the perfect 'teen suite' and/or games room!

Externally, there is ample private off road parking, with side access to the large westerly facing rear garden, which is both patio & laid to lawn with private borders.

This property has retained many of its characterful original features, whilst benefitting from thoughtful contemporary

- Detached imposing family home
- Grand reception entrance hall
- Three reception rooms
- Five double bedrooms
- Spacious loft, offering versatile living accommodation
- Westerly facing rear garden
- Driveway parking & detached garage
- Sought after location
- Close to local amenities
- Circa 3500 square feet

### 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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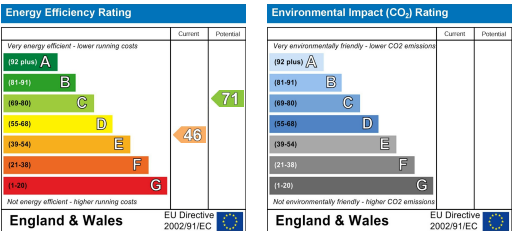
Floor Plan



Area Map



Energy Efficiency Graph



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