



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Coudray Road

Southport, PR9 9NL

**Offers In Excess Of £525,000**

Flexi-Agent are delighted to present this substantial five DOUBLE BEDROOM semi-detached family home, located in one of Southport's most desirable residential areas within the popular Churchtown district. This impressive property has been meticulously maintained and finished to a high specification throughout, making it an ideal purchase for an established or growing family seeking space, style, and comfort.

The ground floor comprises a welcoming entrance porch leading into a grand entrance hallway, a spacious lounge with a lovely fireplace, a versatile sitting/dining room, and a modern, beautifully presented open-plan kitchen. There is also a convenient downstairs WC.

On the first floor, the property offers four generously sized double bedrooms, one of which is currently used as a home office. Another bedroom benefits from a private en suite shower room. A stylish family shower room and a separate WC complete this level.

Stairs from the first-floor landing lead to the fifth bedroom, which features its own walk-in wardrobe and a stunning en suite shower room with a skylight, creating a bright and airy feel.

Externally, the home boasts ample driveway parking for multiple vehicles, a detached garage, a paved patio area, and a generously sized rear garden laid to lawn that captures plenty of sunlight—perfect for outdoor entertaining with family and friends.

- Five double bedrooms, Semi Detached, circa, 2400 sqft
- Located in the sought-after Churchtown district
- Perfect for families
- Two versatile reception rooms
- Beautifully presented open plan kitchen
- Ground floor and first floor WC's
- Modern family shower room & two en suite shower rooms
- Driveway parking & outbuilding
- A generous sun-catching 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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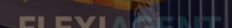
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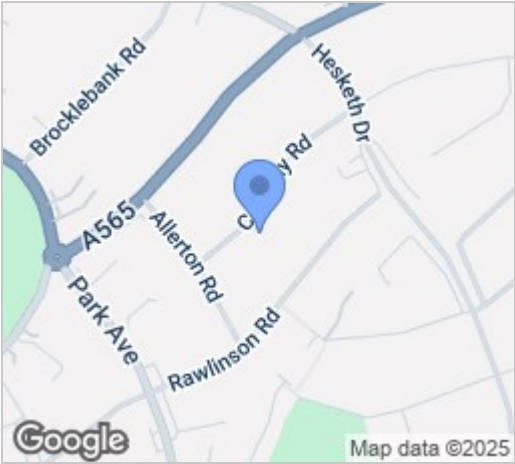
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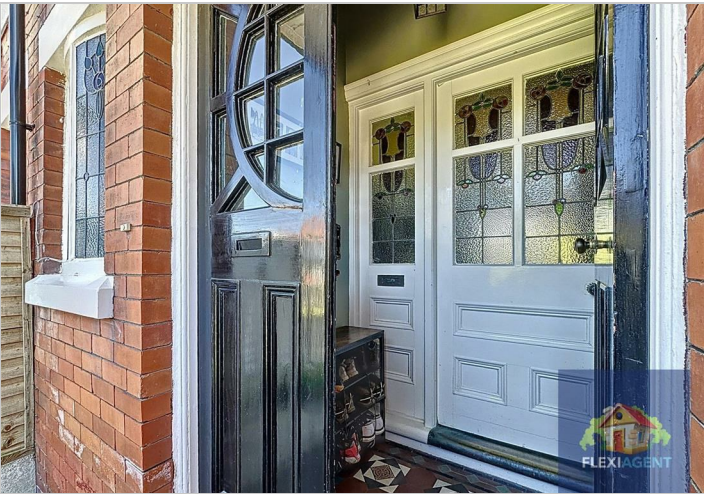
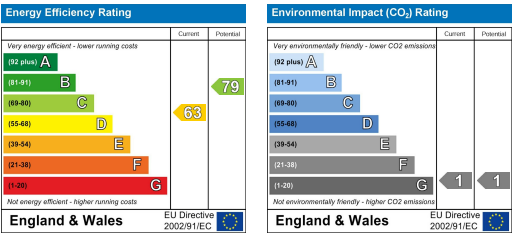
Floor Plan



Area Map



Energy Efficiency Graph



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