



FLEXIAGENT

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Beresford Gardens

Southport, PR9 7NU

Offers In Excess Of £625,000

Flexi Agent is thrilled to present this exceptional four-bedroom detached home to the open sales market. Ideally located just a stone's throw from the highly sought-after Churchtown Village, the property benefits from easy access to a vibrant array of bars, cafés, shops, restaurants, and everyday amenities. The picturesque Botanic Gardens and Hesketh Park are also nearby, along with Hesketh Golf Club—making this an ideal location for both convenience and leisure. Set on a generous plot, the home offers a sense of privacy while remaining close to everything the area has to offer.

The property welcomes you through a grand entrance porch adorned with beautiful stained-glass windows, leading into a spacious hallway. A large lounge with double doors opening out to the front garden, providing a bright and airy living space. The modern white gloss kitchen features contemporary integrated appliances, a sleek breakfast bar, and direct access to a practical utility room. A charming dining room with double doors opens onto the private rear garden—perfect for entertaining. This floor also includes a generous double bedroom with built-in wardrobes and a stylish en suite shower room, a second double bedroom currently used as a home office, and a fantastic games room with additional entertainment space and stairs to the first floor. A third double bedroom, a beautiful four-piece family bathroom, and an integrated garage complete this level.

Upstairs, you'll find another spacious bedroom with an en suite shower room and a convenient dressing room—ideal as a private guest suite or primary bedroom retreat.

To the front, the property boasts a beautifully landscaped garden that enjoys plenty of sun, along with ample driveway

- Four double bedrooms, Detached, circa 3228 sqft
- Grand entrance porch and hallway
- Generous lounge with front garden access
- Modern white gloss kitchen with a utility room
- Spacious dining room with rear garden access
- Huge entertainment room with stairs to the first floor
- Two en suite shower rooms and a four piece bathroom
- Private rear garden featuring a sun-drenched seating area
- Ample driveway parking and an integrated garage
- 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.



4



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C



Games Room
5.00 x 8.00m
150' x 27'1"

Office
3.80 x 5.10m
11'10" x 13'

Bedroom
4.00 x 5.20m
15'1" x 13'

Bedroom
4.00 x 3.00m
13'1" x 9'10"

Bedroom
4.00 x 3.00m
13'1" x 9'10"

Bathroom
2.70 x 3.20m
8'10" x 10'7"

Hallway

Storage
2.20 x 1.54m
7'3" x 5'0"

Dining Room
4.80 x 5.20m
16'1" x 13'

Kitchen
3.40 x 5.50m
11'2" x 21'4"

Utility Room
2.24 x 1.70m
7'6" x 5'7"

WC

Lounge
6.00 x 8.00m
19'8" x 18'1"

Porch
3.10 x 2.20m
10'2" x 7'3"

Garage
5.00 x 6.00m
16'6" x 20'0"

Inset:
Dressing Room
3.00 x 2.20m
6'7" x 7'3"
Bedroom
4.00 x 5.50m
13'0" x 18'4"

Total Area: 299.9 m² ... 3229 ft²

All measurements are approximate and for display purposes only

A map showing the area around A5. The map includes roads such as Emmanuel Rd, Cambridge Av, Bibby Rd, Hesketh Dr, Beresford Dr, Kings Hey Dr, and Montrose Dr. A blue pin marks the location of A5. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
92 (plus) A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
1-20		

Not energy efficient - higher running costs

EU Directive 2020/181 EEC

England & Wales

Environmental Impact (CO₂) Rating

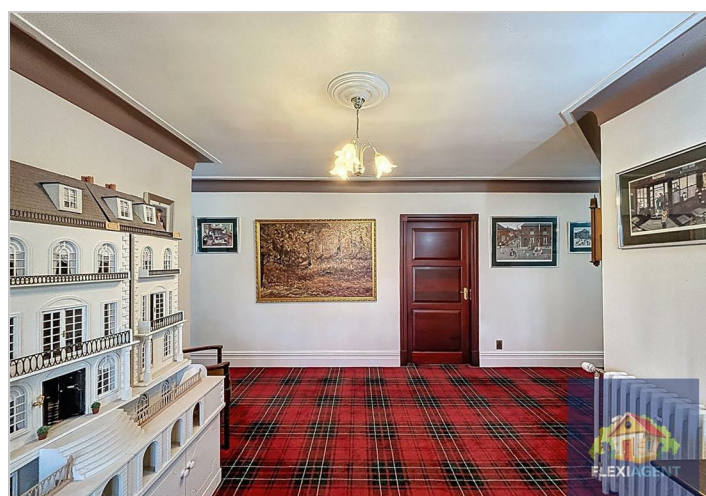
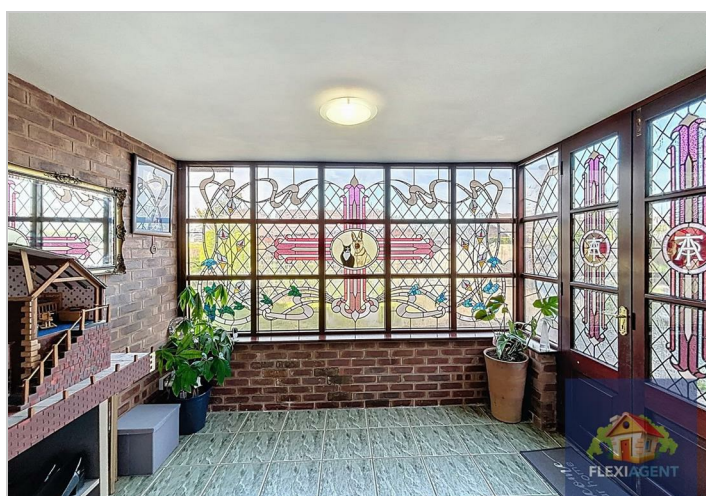
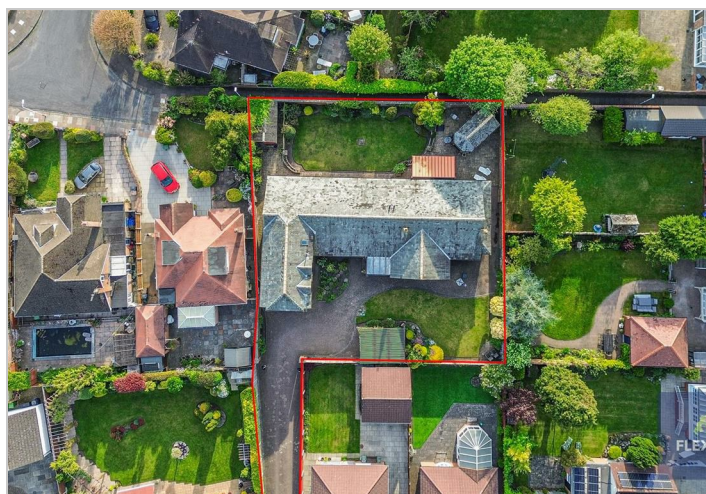
Very environmentally friendly - lower CO₂ emissions

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