



FLEXIAGENT

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Roe Lane

Southport, PR9 7HR

Offers In Excess Of £400,000

Flexi Agent is delighted to present this four bedroom detached property to the open sales market. Located on Roe Lane the property is nearby a wealth of amenities, excellent schools and has great transport links into Southport Town Centre.

The property briefly comprises: Spacious entrance hallway with WC, two generous reception rooms and a large open plan kitchen/diner with double doors leading to the sun catching rear garden. The first floor consists of four well proportioned bedrooms and a family bathroom.

Externally the property benefits from ample driveway parking and a large sun catching garden backing on to Churchtown Cricket Club and tennis courts.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer

Viewings available upon request.

Council Tax Band F
Freehold

Mobile coverage
EE

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 double bedrooms
- Detached
- Circa 1822 sqft
- Spacious front reception room with a bay window
- Rear reception room with a sliding door to the rear garden
- Generous kitchen diner
- Nicely presented four piece bathroom
- Expansive sun lit rear garden
- Driveway parking for several vehicles
- Viewings available upon request



4



1



2



Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.