



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Waterloo Road

Southport, PR8 3AX

**£20,000 Per Week**

Tucked away behind private gates in one of the area's most desirable settings, this truly magnificent home seamlessly combines space, style, and modern convenience in a prestigious and tranquil location.

### Ground Floor Accommodation

Step inside through the enclosed storm porch into a welcoming entrance hallway, setting the tone for the generous living spaces beyond. The ground floor boasts a spacious front reception room, a convenient cloakroom/WC, and an impressive, expansive family lounge that flows into a spacious open-plan modern fitted kitchen. A separate utility room is located just off the kitchen, with additional access to a large family dining and reception area—ideal for entertaining.

### First Floor Accommodation

Upstairs, a central landing leads to four generously sized double bedrooms, each offering comfort and versatility. The master bedroom features a private en suite bathroom, while a sleek and contemporary bathroom serves the remaining bedrooms.

### External Features

To the front, a private double-gated driveway with decorative stone surfacing provides ample off-road parking for multiple vehicles.

### Garden & Outdoor Living

## 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.

■ \*\*\*\* AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 \*\*\*\*

■ 0.6 miles from Royal Birkdale Golf Club

■ Four bedroom detached

■ Swimming pool

■ Gym

■ Secure gated driveway

■ Sought after location

■ Price on application

■ Circa 4514 square feet

■ Viewings available on request



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3



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1st Floor

Reception Room  
6.50 x 3.00m  
19'7" x 9'10"

Kitchen  
8.00 x 3.00m  
26'3" x 9'10"

Dining Room (10.00)  
10.00 x 3.00m  
32'10" x 9'10"

Storage  
1.00 x 1.00m  
3'3" x 3'3"

Reception Room  
6.00 x 3.00m  
19'7" x 9'10"

Reception Room  
6.00 x 3.00m  
19'7" x 9'10"

Small Room  
1.00 x 1.00m  
3'3" x 3'3"

Open  
2.00 x 2.00m  
6'7" x 6'7"

Bedroom  
3.00 x 3.00m  
9'10" x 9'10"

Bathroom  
2.00 x 2.00m  
6'7" x 6'7"

Landing

Bedroom  
3.00 x 3.00m  
9'10" x 9'10"

Bedroom  
3.00 x 3.00m  
9'10" x 9'10"

Bedroom  
3.00 x 3.00m  
9'10" x 9'10"

Small Room  
1.00 x 1.00m  
3'3" x 3'3"

Hall  
6.00 x 3.00m  
19'7" x 9'10"

Changing Room

Total Area: 385.3 m² ... 4154 ft²

All measurements are approximate and for design purposes only.

**Energy Efficiency Rating**

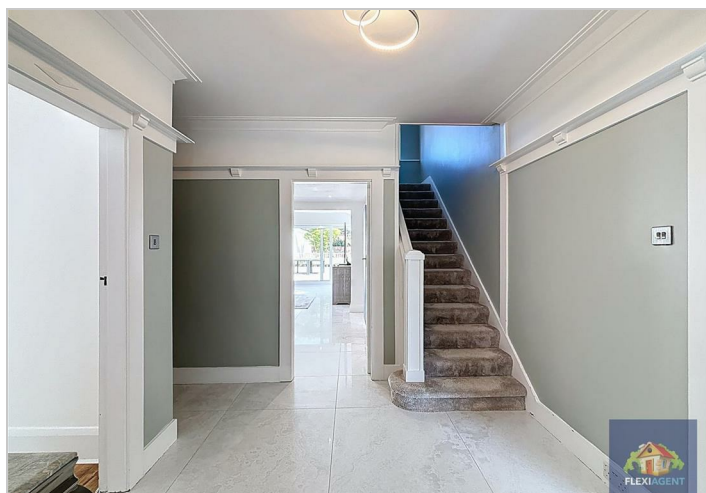
Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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