



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Liverpool Road

Southport, PR8 3NU

**Asking Price £475,000**

\*\*\*SUBSTANTIAL DETACHED FAMILY HOME, CIRCA 1996 SQFT - AVAILABLE FOR PURCHASE WITH NO ONWARDS CHAIN

Flexi Agent are proud to present this recently renovated substantial, detached, period family home to the open sales market. The property is ready to move into, with lots of opportunities to add your own style. Currently the house spans over two impressive floors, with the potential to create further accommodation in the substantial loft space. It is naturally light, bright and welcoming.

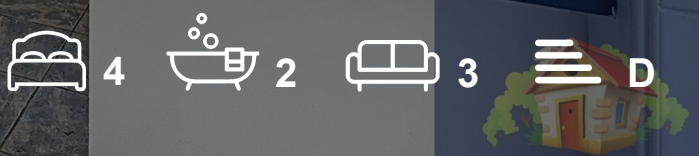
The house is set back off Liverpool Road, with parking for 3 cars, and the option to create more parking if required. It is close walking distance to Ainsdale Village, where a plethora of boutiques, shops, restaurants & rail links are on offer. The Formby Bypass is a few minutes drive away, providing excellent links to the motorway & Liverpool City Centre, making this ideal an acquisition for commuting professionals.

This charming detached residence briefly comprises; entrance porch, a large reception hallway, a big cloakroom, three generous reception rooms, a ground floor wet-room, and utility store. The majority of the downstairs is laid to oak floor. The extended kitchen has underfloor heating and overlooks the expansive garden to the rear. The staircase to the first floor lead you to a spacious landing, which provides access to four DOUBLE bedrooms, and a new three piece family bathroom. There is a separate WC cloakroom off the landing, which could easily be converted into an en-suite for the adjacent bedroom. The loft space is expansive and we believe could be converted into additional accommodation.

- Four DOUBLE bedrooms, Circa 2000 sqft
- NO CHAIN
- Extended to the rear
- Packed with potential
- Charming original features
- Grand reception hallway
- Three generous reception rooms
- Home office with light, power and underfloor heating
- Substantial plot
- Driveway parking & detached garage

### 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.

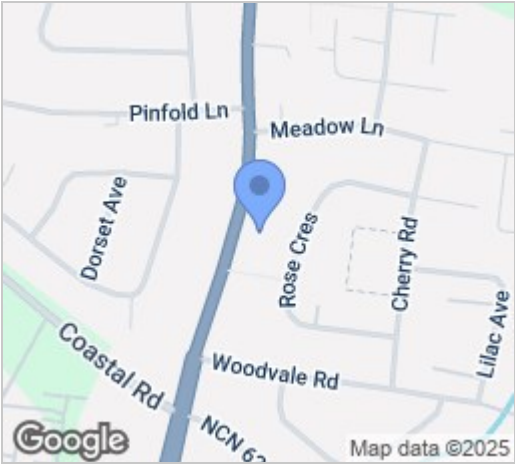




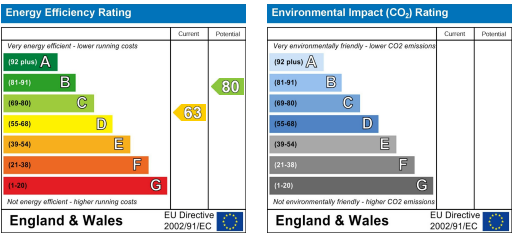
Floor Plan



Area Map



Energy Efficiency Graph



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