



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Scarisbrick New Road

Southport, PR8 6LR

**Offers In Excess Of £290,000**

Flexi-Agent is thrilled to present this four-bedroom detached home to the open sales market, offering spacious living in a fantastic location. The property is ideally situated between Kew Retail Park, Southport Town Centre, and Birkdale Village. It is perfectly positioned within easy reach of a wide range of bars, restaurants, shops, and amenities, as well as Southport and Formby Hospital. The home is available with no onward chain, making it an ideal opportunity for a quick and stress-free move.

The ground floor briefly comprises an entrance hallway, a bright and spacious front lounge with a large window that fills the room with natural light, and a well-sized kitchen/diner located at the rear of the property. This level also includes a downstairs bedroom, a separate dressing room, and a bathroom.

The first floor offers four additional generous bedrooms, along with a separate WC and a full bathroom, completing the accommodation.

Externally, the property benefits from an electric gated entrance, an expansive corner plot garden, and ample off-road parking.

Viewings are available upon request.

EPC C

### 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/Five double bedrooms
- Semi Detached
- Circa 2150 sqft
- Expansive corner plot
- Spacious front lounge
- Generous kitchen diner
- Dressing room
- WC and two bathrooms
- Gated driveway parking
- Viewings available upon request



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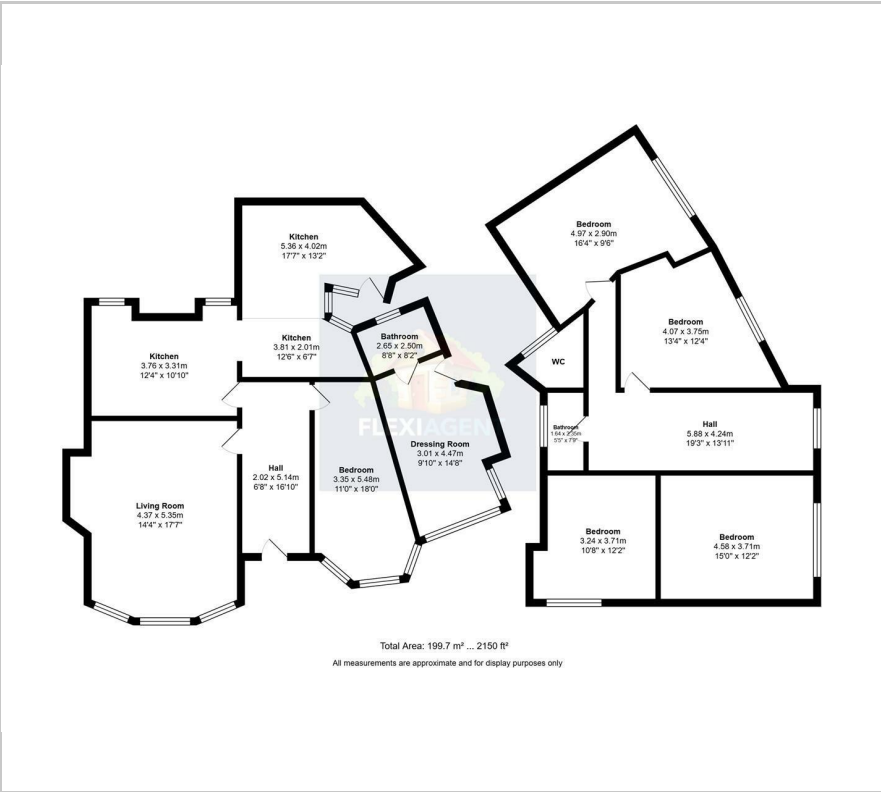
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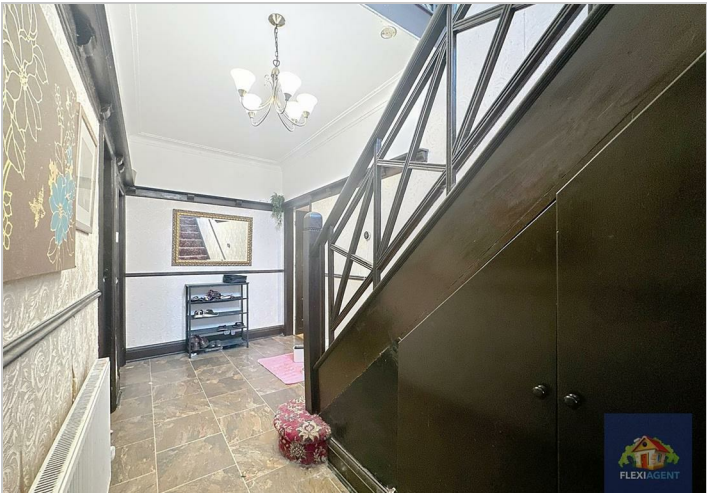
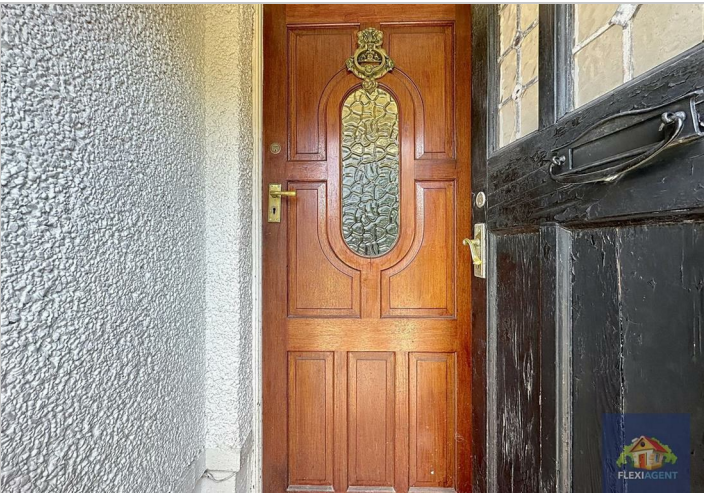
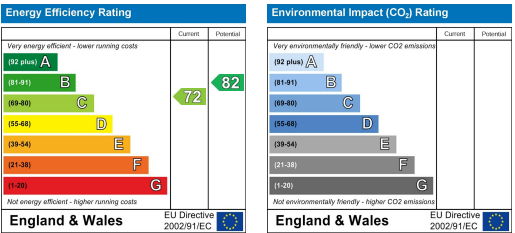
Floor Plan



Area Map



Energy Efficiency Graph



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