



FLEXIAGENT

Market Leading, Independent Estate Agents



Lancaster Road

Southport, PR8 2LE

Offers In Excess Of £1,100,000

IMMACULATELY PRESENTED, FULLY RENOVATED DETACHED FAMILY HOME, SET IN A GENEROUS 0.5 ACRE PLOT

Flexi Agent is proud to present this recently upgraded and impeccably renovated detached property, offering four spacious double bedrooms. Situated in the highly sought-after Birkdale area, this exceptional home is within walking distance of the Birkdale/Ainsdale Sandhills Nature Reserve and Birkdale Village, known for its wide range of amenities including shops, bars, cafes, and excellent transport links to Southport Town Centre, is also just moments away.

The property has been finished to an incredibly high standard, featuring NEFF integrated appliances throughout, including a downdraft induction hob and a hot/cold filtered Quooker tap, which adds both luxury and convenience to the modern kitchen. The property also benefits from an energy-efficient heat pump and underfloor heating throughout, ensuring comfort and sustainability across the home.

The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, and a spacious front-facing games room and lounge, a dedicated office space and a fully-equipped gym area. The modern, open-plan kitchen is fitted with an island and integrated appliances, leading to a large dining and snug area, which is complemented by sliding doors opening to the rear garden. A separate utility room is also featured.

The first floor briefly comprises a master bedroom with a dressing room and en-suite bathroom, two additional double

- Four bedroom, Detached, circa 3404 sqft
- Recently upgraded/renovated
- HIGH SPEC THROUGHOUT
- NEFF integrated appliances throughout the kitchen
- Luxury games room / lounge
- Fully equip gym & home office
- Spacious courtyard and a well presented front courtyard
- Integrated garage with an electric door
- Driveway parking for multiple vehicles
- 0.5 acre plot

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.



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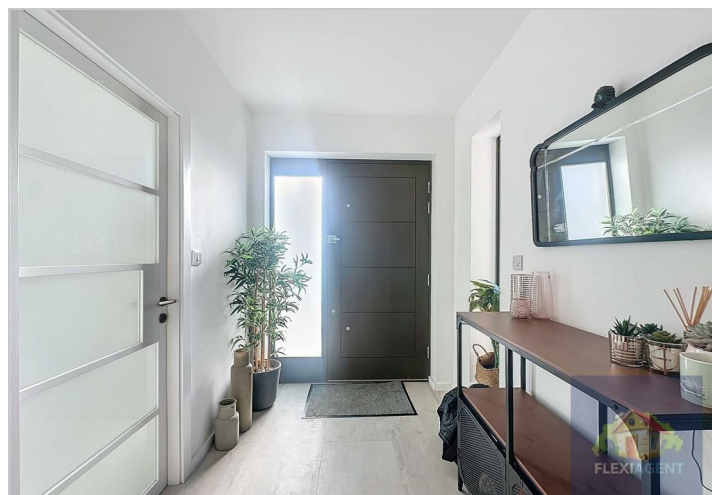
The floor plan shows a 3-bedroom house with the following layout:

- Dining / Study:** 7.69 x 4.35m (25'2" x 14'2")
- Kitchen:** 4.84 x 4.25m (15'7" x 14'0")
- Utility Room:** 2.41 x 2.51m (7'11" x 8'3")
- Open Area:** 4.13 x 4.47m (13'7" x 14'6")
- Office:** 3.85 x 4.68m (12'8" x 15'4")
- Lounge:** 4.65 x 4.65m (15'2" x 15'2")
- WC:** 2.12 x 1.61m (7'0" x 5'3")
- Entrance Hall**
- Bedrooms:**
 - Bedroom 1: 5.48 x 4.46m (18'0" x 14'6")
 - Bedroom 2: 2.83 x 5.32m (9'4" x 17'5")
 - Bedroom 3: 3.55 x 4.65m (11'8" x 15'2")
 - Bedroom 4: 4.29 x 4.17m (14'1" x 13'8")
- Bathrooms:**
 - Bathroom 1: 6.15 x 1.27m (20'0" x 4'2")
 - Bathroom 2: 1.96 x 2.29m (6'5" x 7'6")
 - Bathroom 3: 1.74 x 2.25m (5'8" x 7'4")
- Ensuite:**
 - Ensuite 1: 1.61 x 2.30m (5'3" x 7'7")
 - Ensuite 2: 1.74 x 2.25m (5'8" x 7'4")
 - Ensuite 3: 1.74 x 2.25m (5'8" x 7'4")
- Landing**

Total Area: 316.3 sqm / 3424 sq ft

All measurements are approximate and for guiding purposes only.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
	74	82			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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