



FLEXIAGENT

Market Leading, Independent Estate Agents



Greenbank Drive

Southport, PR8 2NN

Offers In The Region Of £1,600,000

Flexi-Agent are proud to present this spectacular, beautifully presented and spacious five bedroom detached home 'Rose Hill' to the open market. Located a short distance from the bustling and quaint Birkdale village, offering a range of local shops, cafes, bars as well as excellent transport links into Southport Town Centre. You are only walking distance to the stunning Birkdale Dunes which backs onto the world renowned Championship Golf Course Royal Birkdale. Available FULLY FURNISHED with NO ONWARDS CHAIN.

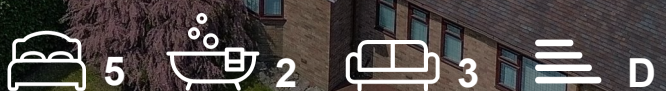
This fully refurbished, high-specification family home is a rare blend of style, comfort, and prime location — ideal for modern living and effortless entertaining.

- Fully rewired and replumbed
- Electric gates offering privacy and security
- Advanced alarm system and security cameras
- Ultra-fast Starlink-powered internet
- Miele and Perrin & Rowe appliances

- Five bedrooms, Stunning detached home, circa 3549 sqft
- Fully rewired and replumbed
- Advanced alarm system and security cameras
- Ultra fast Starlinked powered internet
- Miele and Perrin & Rowe appliances
- Light filled Juliet balcony with uninterrupted views of the coastline
- Private front and rear gardens with all day sun
- Electric gates offering privacy and security
- FULLY FURNISHED - INCLUDED IN THE SALE PRICE (OPTIONAL)
- NO CHAIN

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.



The floor plan shows a property with a total area of 3,000 sq ft. The layout includes a large Living Room (13'1" x 20'0") on the left, a Kitchen (10'0" x 10'0") and Dining Room (10'0" x 10'0") in the center, and a large Bedroom (13'0" x 19'0") on the right. There are also several smaller rooms, including a Bathroom (5'0" x 7'0"), a Hallway, and a Storage area. The plan also shows a front porch (10'0" x 10'0") and a back porch (10'0" x 10'0"). The dimensions of the rooms are as follows:

- Living Room: 13'1" x 20'0"
- Kitchen: 10'0" x 10'0"
- Dining Room: 10'0" x 10'0"
- Bedroom: 13'0" x 19'0"
- Bathroom: 5'0" x 7'0"
- Hallway
- Storage
- Porch: 10'0" x 10'0"
- Back Porch: 10'0" x 10'0"

Total Area: 3,000 sq ft. All measurements are approximate and for display purposes only.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 63 Potential: 78

Not energy efficient - higher running costs

England & Wales

EU Directive 2020/851 (EC)

Environmental Impact (CO₂) Rating

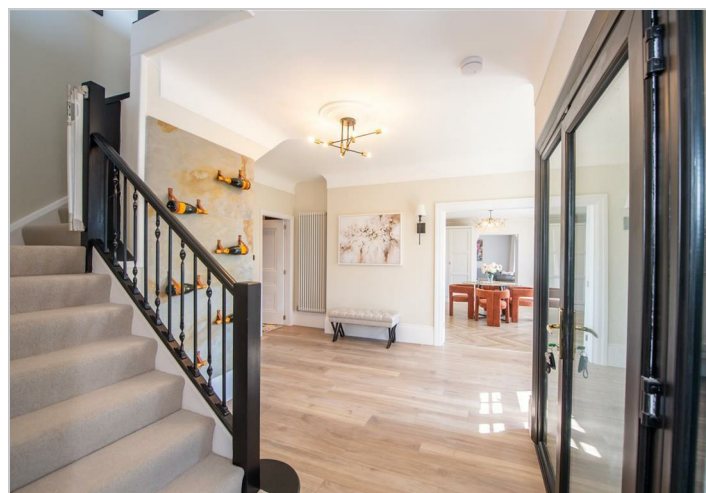
Very environmentally friendly - lower CO₂ emissions

Current: 63 Potential: 78

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2020/851 (EC)



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