



FLEXIAGENT

Market Leading, Independent Estate Agents



Granville Road

Birkdale, Southport, PR8 2HU

Offers In Excess Of £745,000

Flexi Agent are delighted to present this FOUR DOUBLE BEDROOMS DETACHED property to the open market. Located near Birkdale with excellent transport links via the A565 & nearby local amenities as well as nearby Birkdale Village.

The property briefly comprises of; entrance porch, through lounge with plenty of natural light, spacious open plan kitchen diner breakfast room with quartz worktops, high gloss black handleless unites & integrated Bosch appliances & double doors leading to a raised decking entertainment area, utility room & WC.

The first floor briefly comprises of; four double bedrooms with master featuring ensuite & four piece family bathroom.

The basement briefly comprises of; spacious cinema room with gas log burner & French doors leading to rear, utility room, study / games room & access to double garage.

Externally the property offers front gated driveway with double garage, front nicely presented garden. To the rear offers a courtyard entertainment area & sun catching mature garden.

Viewings available upon request.

Freehold
Council tax band: G
EPC: D

- Four double bedrooms
- Detached, circa 2758 sqft
- Through lounge
- Open plan kitchen diner breakfast room
- Basement cinema room & games room
- Four price family bathroom & ensuite
- Decked entertainment area
- Front gated driveway, double garage & garden
- Rear courtyard & mature sun catching garden
- Viewings available upon request

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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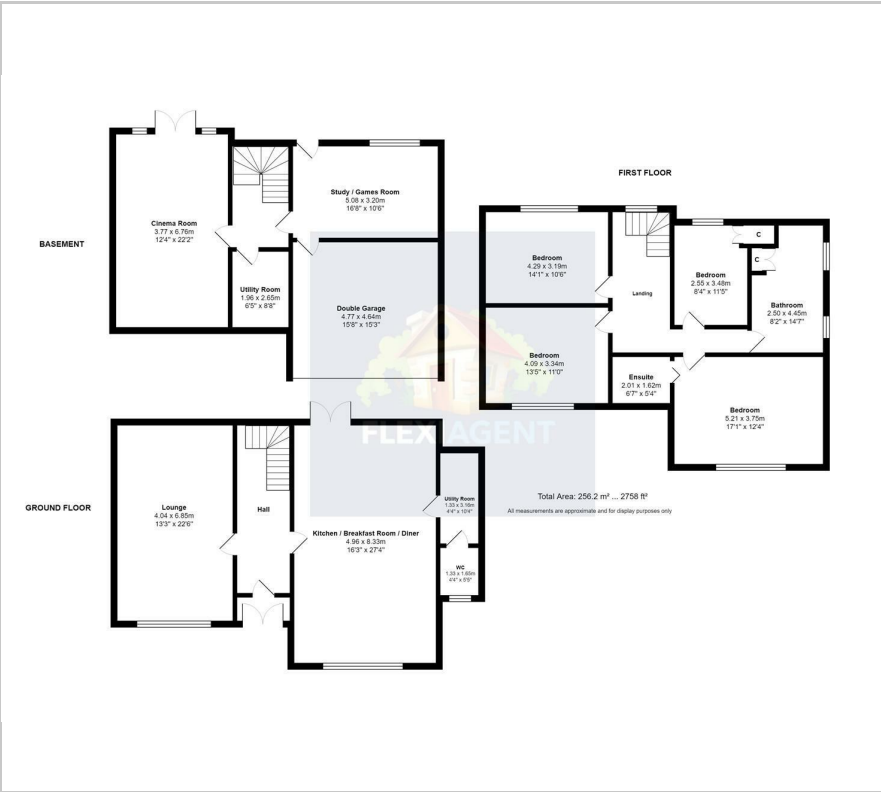


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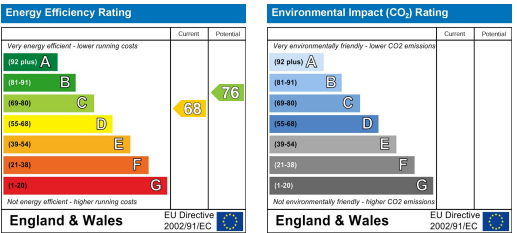
Floor Plan



Area Map



Energy Efficiency Graph



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