



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Granville Road

Southport, PR8 2HU

**Asking Price £995,000**

Flexi-Agent are delighted to offer this beautiful five bedroom detached home to the open market which is finished to an exacting standard throughout. The extremely spacious accommodation is full of natural light, extends over three floors and offers circa 3107 square feet of premium accommodation. Located in the sought after area of Birkdale, it is a short walk away from plenty of local amenities, transport links, the sea front and the famous Royal Birkdale & Hillside golf links.

The property briefly comprises of a grand reception entrance hall, a slate of the art cinema room, a brand new, beautifully installed contemporary open plan kitchen and living area with French doors to the garden, a light filled orangery, living room which provides discreet access to a fabulous garden room with bi-folding doors and additional utility room. The generous ground floor also offers a cloakroom and a grand stairwell leading to the first floor. The first floor accommodation has been excellently designed, offering three substantial bedrooms, all en-suited with the master also offering a walk-in-wardrobe. The additional third floor offers two further spacious double bedrooms and another bathroom.

Externally, a tree lined sweeping driveway and lawned area leads to the property, alongside an adjoining garage. To the rear is beautifully landscaped, private sun-catching garden, perfect for entertaining with the outside-in garden room!

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

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.

- Spectacular, five DOUBLE bedroomed detached family home
- Stunning, fully upgraded accommodation spanning over three luxurious floors
- Circa 3107 square feet
- Four reception rooms
- Four state of the art bathrooms, plus downstairs cloakroom
- Brand new driveway
- Garage
- Private, sunny rear garden
- Modernised to exacting specifications throughout
- Extremely sought after residential location



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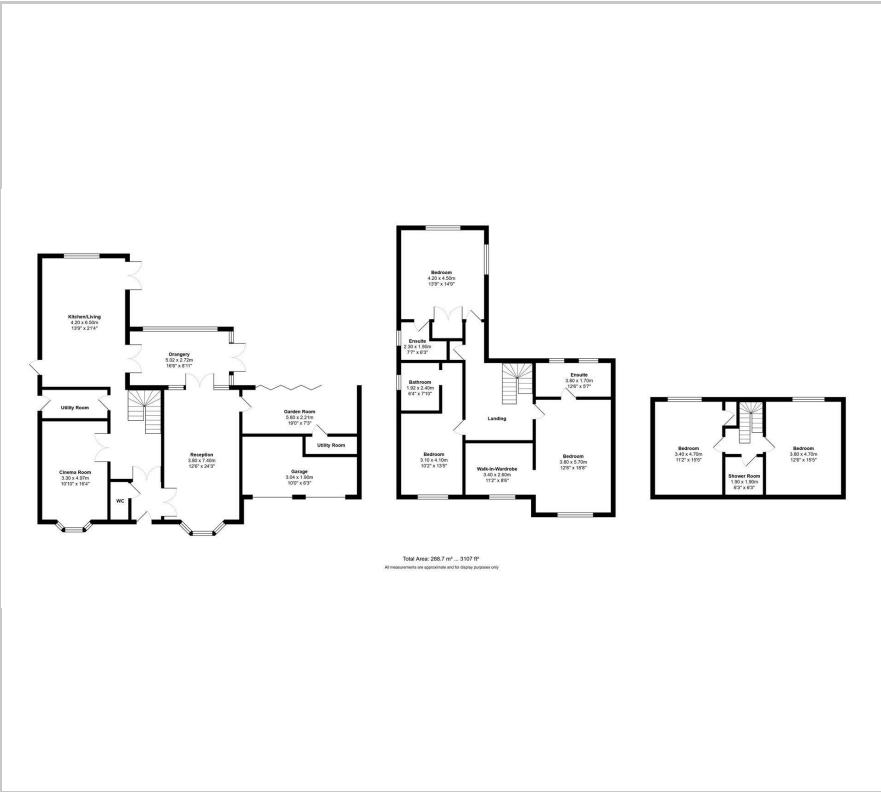


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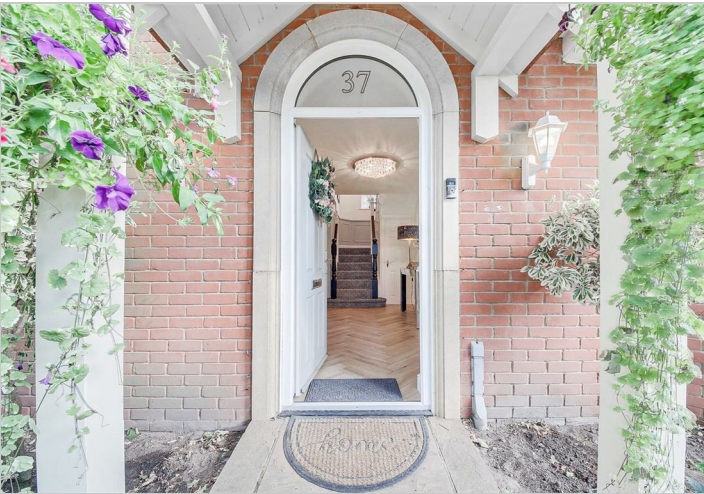
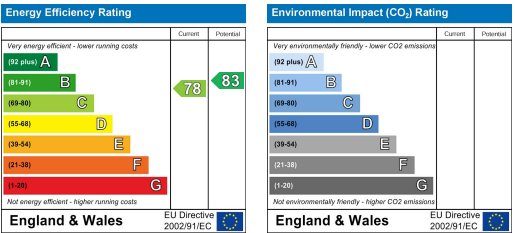
Floor Plan



Area Map



Energy Efficiency Graph



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