



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Southport Road

Scarisbrick, PR8 5JE

**Offers In Excess Of £550,000**

Flexi-Agent are pleased to offer this superior specification four bedroom, detached property to the open market. Located on the outskirts of Southport in Scarisbrick, only minutes away from all local amenities. Excellent local schools are also in close proximity along with regular bus routes in and out of Southport with easy access into Ormskirk town centre as well.

This property is very high contemporary specification, and configured with ultra low energy costs in mind. Energy EPC score B90!

The property briefly comprises: A grand entrance hallway, a luxurious cinema room, a large office room with a feature bay window, an outstanding 33ft long open plan kitchen/living/diner with a bespoke in-frame fitted kitchen including Miele integrated appliances topped off with premium quartz worktops. Furthermore, the kitchen / living / diner includes a spectacular dining area and a spacious living space decorated throughout from top to bottom with two sets of aluminium bi folding doors leading to the rear with two glass aluminium lanterns above. In addition to the ground floor, the property also includes a fitted utility room and a WC cloakroom.

Leading to the first floor, the property boasts four well-proportioned double bedrooms, one benefitting from a 3 piece en suite bathroom, walk through wardrobe, and open views and there is an additional nursery / office. To add to the list, the first floor offers a contemporary four-piece family bathroom and a spectacular gallery landing with loft access.

- Detached, exquisitely extended, circa 2500 square feet
- Four DOUBLE bedrooms plus nursery
- An outstanding 33ft long open plan kitchen/living/diner with two sets of bi folding doors
- Contemporary four-piece bathroom & En-suite
- Luxurious cinema room, Office space & Utility Room
- Exceptional walk-in-wardrobe
- Cabin lodge with a pool table
- Stunning SOUTH WEST FACING decking area with dining area & Jacuzzi with a shelter
- Located on the outskirts of Southport, only minutes away from all local amenities including Tesco Extra, Aldi and the rest of the Kew retail park
- Fully refurbished & decorated throughout

### 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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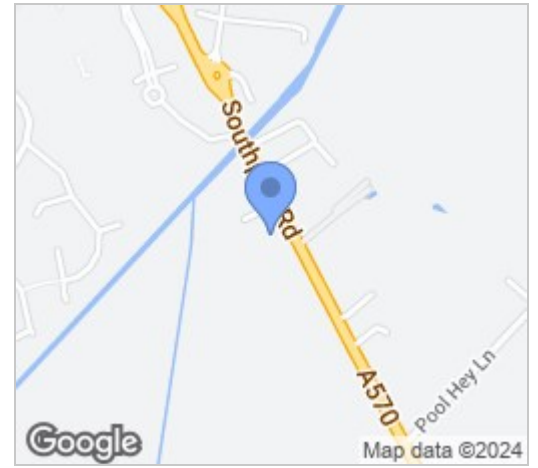


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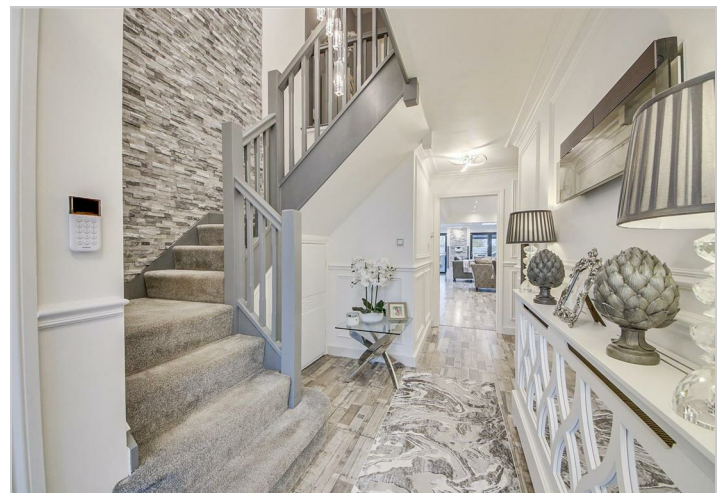
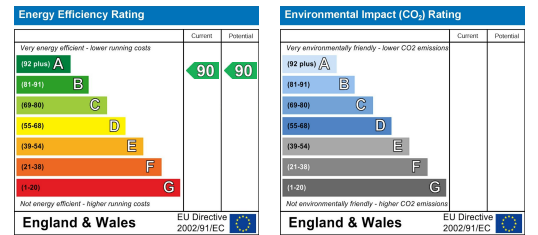
## Floor Plan



## Area Map



## Energy Efficiency Graph



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