



# FLEXIAGENT

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## Argyle Road Southport, PR9 9LH

**£595,000**

Flexi Agent are proud present to this stunning five bedroom semi detached property to the open market. Built to new build standards & located a stones throw away from the beautiful Hesketh Park & great transport links via the A565 / Albert Road. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of, lower ground cinema room, workshop, store room, WC & spacious games room with bi fold doors leading to rear.

The ground floor briefly comprises of, front living room with box bay window, office, WC, utility room & spacious kitchen family dining room with bi fold doors leading to Juliet balcony.

The first floor briefly comprises of, four nicely presented bedrooms offering two jack & jill bathrooms.

The second floor briefly comprises of, master bedroom with ensuite & dressing room.

Externally the property offers a gated private driveway to the front with beautiful gardens, to the rear offers an entertainment area followed by a raised sun catching garden area. EV car charger to the front, power and water supply to front & rear.

Early viewings are recommended to really appreciate this property.

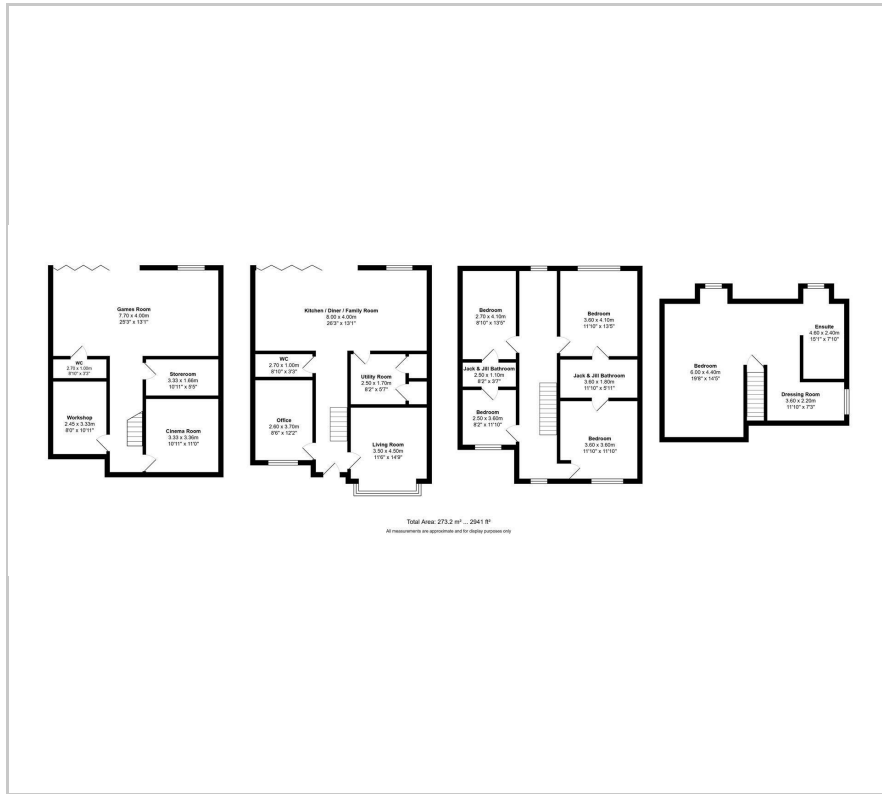
- Five bedroom
- Semi detached
- NO CHAIN
- Over four floors
- Spacious kitchen family dining room with bi fold doors leading to Juliet balcony
- Jack & Jill bathrooms
- Master with ensuite & dressing room
- Gated private driveway
- Entertainment area followed by a raised sun catching garden area
- Viewings 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.



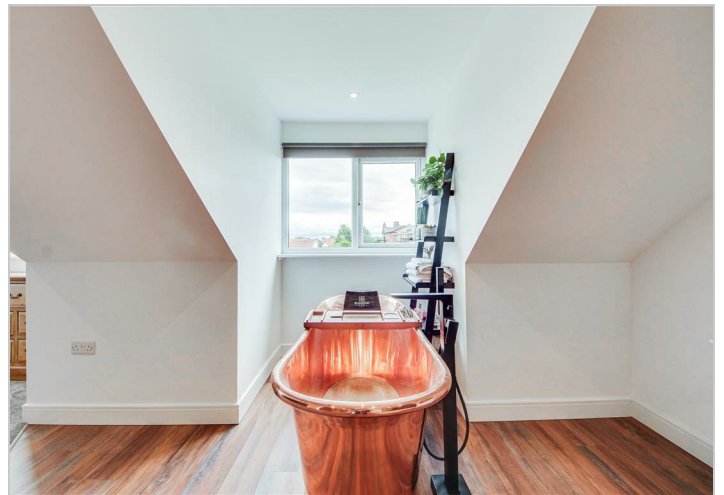
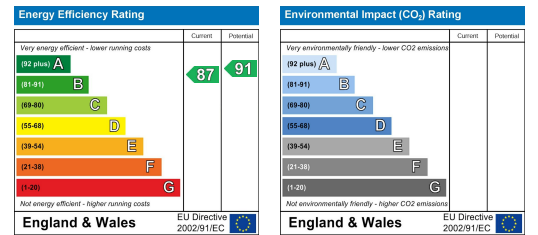
## Floor Plan



## Area Map



## Energy Efficiency Graph



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