



FLEXIAGENT

Market Leading, Independent Estate Agents



Shaws Avenue

Southport, PR8 4LB

Offers In The Region Of £270,000

Flexi Agent is proud to present this exceptional three-bedroom semi-detached family home to the open sales market. Ideally located just off Guildford Road in the desirable cul-de-sac of Shaws Avenue, this property offers a peaceful residential setting while being close to a wide range of amenities, including the picturesque Bedford Park. Local shops, bars, and restaurants are all within easy reach, and the vibrant Birkdale Village, Hillside Station, and scenic dog-walking routes are just a 15-minute walk away. The prestigious Royal Birkdale Golf Club is also nearby, perfect for golf enthusiasts seeking a world-renowned course close to home. The property is just a stone's throw from several highly regarded schools, making it an ideal home for families.

The ground floor offers well-planned and spacious accommodation, briefly comprising a porch leading into a welcoming entrance hall. There is a bright front lounge, a generously extended rear reception room opening up to the west facing garden and decked seating area, and a separate dining room that opens into a modern kitchen. Additional benefits include a convenient ground floor accessible wet room with a WC, a utility room, and a converted garage that provides excellent storage space.

To the first floor, the property features three well-proportioned bedrooms, all served by a contemporary fitted family bathroom.

Externally, the home boasts ample off-street parking to the front. To the rear, a beautifully landscaped west facing garden with a decked seating area off the rear reception room—offers a peaceful and private space—perfect for outdoor

- Three bedroom, Semi detached, 1732 sqft
- Front reception room
- Spacious rear reception room overlooking the west facing garden
- Modern blue kitchen
- Plenty of storage on the ground floor
- Downstairs WC and separate wet room with WC
- Three piece family bathroom
- West facing garden
- Off street parking
- 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.



3



2



3



C



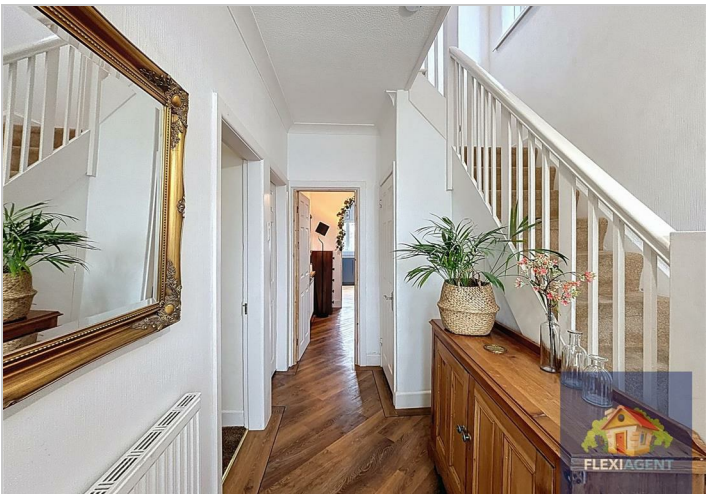
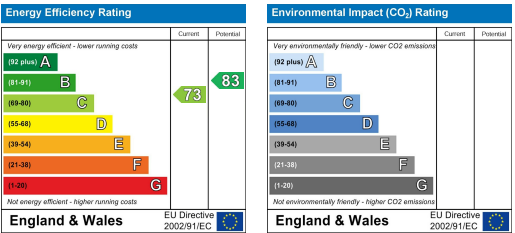
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.