



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Bartons Close

Southport, PR9 8NF

**Offers In Excess Of £230,000**

Flexi-Agent is delighted to present this well-presented three-bedroom semi-detached property to the open sales market. Ideally located in the desirable area of Crossens, just off Water Lane, the property offers convenient access to Southport Town Centre via the A565 and is surrounded by a variety of local bars, restaurants, and amenities. This home would make a fantastic choice for families seeking a peaceful setting while remaining close to everything the town has to offer.

The ground floor briefly comprises a welcoming entrance hallway with a convenient downstairs WC, a spacious front lounge featuring a charming fireplace, and a generous open-plan kitchen/diner complete with integrated appliances. A sliding door leads into a bright and airy sun room, which opens out to the rear garden—perfect for entertaining or relaxing.

To the first floor, the property offers three well-proportioned bedrooms, including a master with en suite shower room. A stylish three-piece family bathroom completes this level.

Externally, the property features a driveway providing off-road parking for multiple vehicles, a detached garage, and a lovely wrap-around garden that offers plenty of potential for outdoor living.

Viewings are available upon request.

EPC C

### 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.

- Three bedroom, Semi Detached, circa 1178 sqft
- Large front lounge with a feature fireplace
- Generous open plan kitchen/diner
- Spacious sun room to the rear
- Well portioned bedrooms
- WC, en suite shower room and a three piece family bathroom
- Driveway parking for multiple vehicles
- Detached garage to the side
- Wrap around garden which enjoys the sun
- Viewings available upon request



3



2



2



C





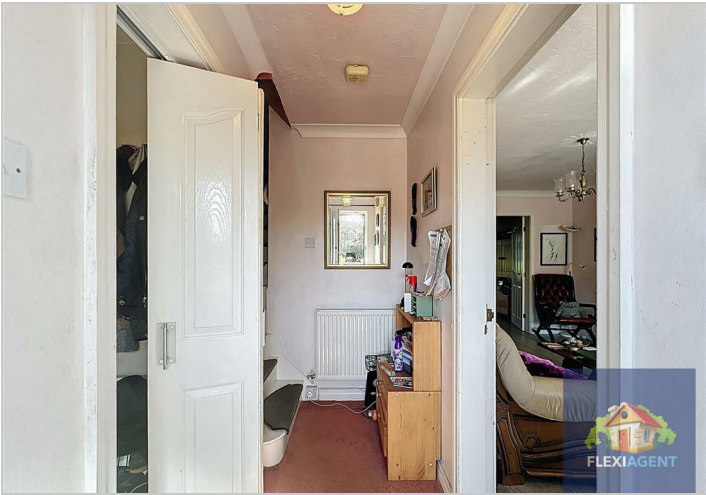
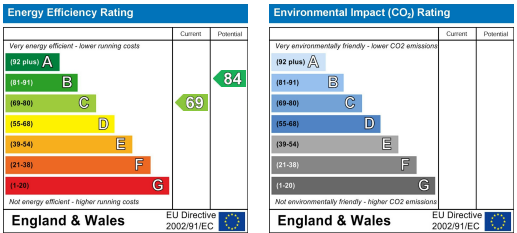
Floor Plan



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.