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Market Leading, Independent Estate Agents



Coudray Road

Southport, PR9 9NL

Offers In Excess Of £525,000

Flexi-Agent are delighted to present this substantial five DOUBLE BEDROOM semi-detached family home, located in one of Southport's most desirable residential areas within the popular Churchtown district. This impressive property has been meticulously maintained and finished to a high specification throughout, making it an ideal purchase for an established or growing family seeking space, style, and comfort.

The ground floor comprises a welcoming entrance porch leading into a grand entrance hallway, a spacious lounge with a lovely fireplace, a versatile sitting/dining room, and a modern, beautifully presented open-plan kitchen. There is also a convenient downstairs WC.

On the first floor, the property offers four generously sized double bedrooms, one of which is currently used as a home office. Another bedroom benefits from a private en suite shower room. A stylish family shower room and a separate WC complete this level.

Stairs from the first-floor landing lead to the fifth bedroom, which features its own walk-in wardrobe and a stunning en suite shower room with a skylight, creating a bright and airy feel.

Externally, the home boasts ample driveway parking for multiple vehicles, a detached garage, a paved patio area, and a generously sized rear garden laid to lawn that captures plenty of sunlight—perfect for outdoor entertaining with family and friends.

- Five double bedrooms, Semi Detached, circa, 2400 sqft
- Located in the sought-after Churchtown district
- Perfect for families
- Two versatile reception rooms
- Beautifully presented open plan kitchen
- Ground floor and first floor WC's
- Modern family shower room & two en suite shower rooms
- Driveway parking & outbuilding
- A generous sun-catching rear garden
- 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.



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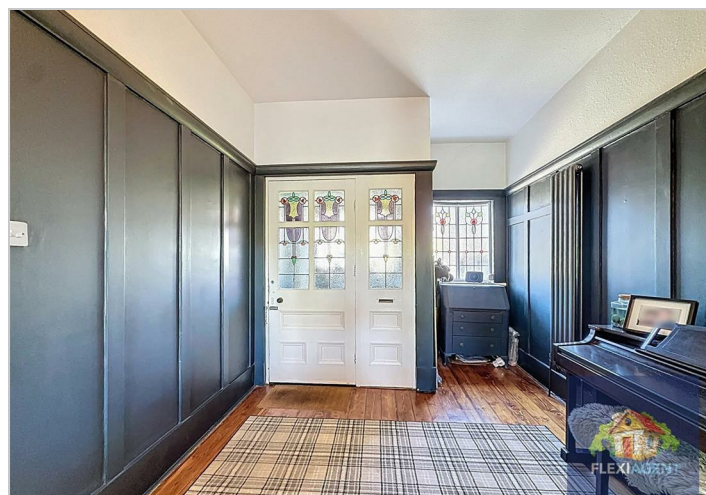
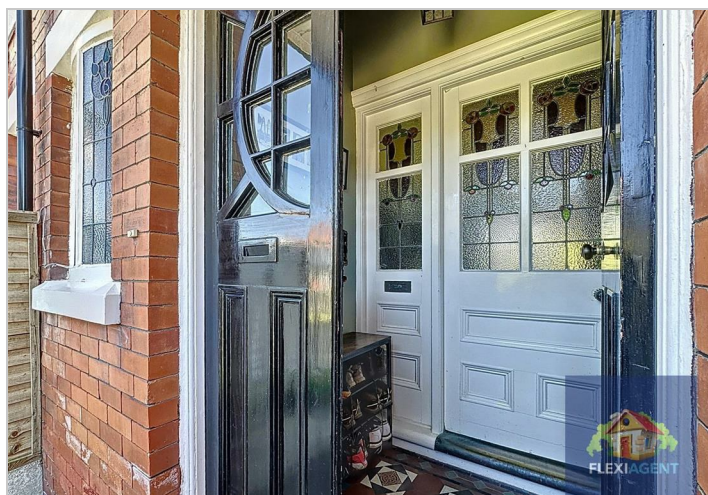
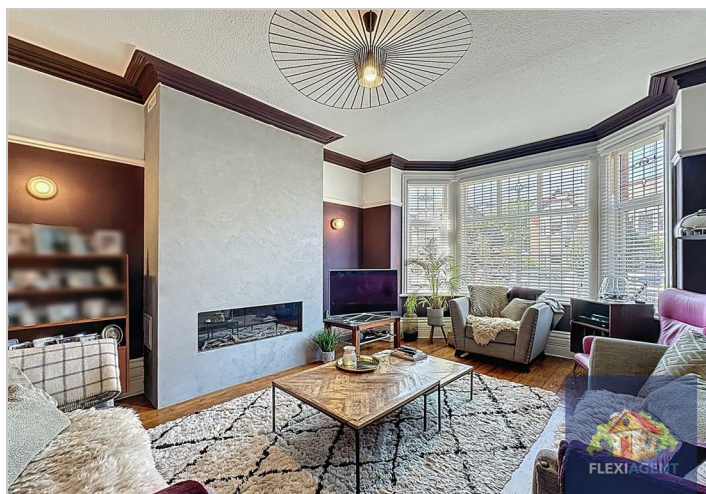


Room Schedule:

Room	Dimensions (m)	Dimensions (ft/in)
Sitting Room / Dining Room	3.90 x 5.40m	12'10" x 17'9"
Kitchen	3.48 x 6.20m	11'5" x 20'4"
Lounge	4.40 x 4.60m	14'9" x 15'1"
Bedroom 1	4.00 x 4.30m	13'1" x 14'1"
Bedroom 2	3.00 x 5.10m	9'10" x 16'9"
Bedroom 3	4.40 x 4.60m	14'9" x 15'1"
Bedroom 4	4.70 x 3.50m	15'5" x 12'10"
Office	3.40 x 2.90m	11'2" x 9'6"
Bathroom	2.90 x 2.20m	9'2" x 7'3"
WC	-	-
Ensuite	-	-
Storage Cupboard	-	-
En Suite	1.90 x 3.50m	5'11" x 11'7"

Total Area: 223.0 m² ... 2400 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential				
Very energy efficient - lower running costs 92 plus A (81-91) B (69-80) C (55-68) D (29-54) E (21-28) F (1-20) G				79	63	Very environmentally friendly - lower CO₂ emissions 92 plus A (81-91) B (69-80) C (55-68) D (29-54) E (21-28) F (1-20) G				1	1
Not energy efficient - higher running costs				Not environmentally friendly - higher CO₂ emissions							
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC									



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