



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Leyland Road

Southport, PR9 9JG

**Offers In Excess Of £375,000**

Flexi-Agent is proud to present this beautifully extended three double-bedroom semi-detached family home, ideally located in a highly sought-after residential area. This charming property effortlessly combines elegant period features—such as high ceilings, antique fireplaces, and original sash bay windows—with modern comforts. The property is offered with no onward chain.

Upon entering, you are welcomed by a characterful entrance porch and hallway. At the front of the home, the spacious lounge is enhanced by a striking bay window and a beautifully preserved feature fireplace. Adjacent to this is a separate library, offering a quiet, versatile space. The formal dining room also features a period fireplace. To the rear, a separate kitchen and sun room offering additional living space.

Upstairs, the first floor hosts three generously sized double bedrooms. The master bedroom benefits from an attractive bay window with original sash detailing. A traditional three-piece family bathroom serves the floor, complemented by a separate WC for added convenience.

The lower ground floor, accessed via the entrance hallway, is currently used for additional storage.

Externally, the property benefits from ample off-road parking to the front and access to a garage beneath the home. To the rear, there is a generously sized, south-facing garden laid to lawn, enjoying sunlight throughout the day. A raised Indian stone patio, accessible from both the side garden and the sunroom, provides a perfect outdoor space for relaxing or

- Three bedrooms
- Semi detached, circa 2506 sqft
- NO ONWARDS CHAIN
- Original features throughout
- Three reception rooms
- Lower ground storage
- Double bedrooms
- Ample driveway parking
- Huge rear garden with plenty of potential
- 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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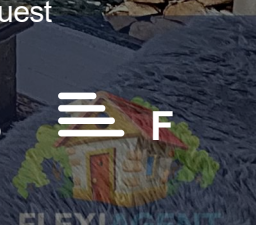
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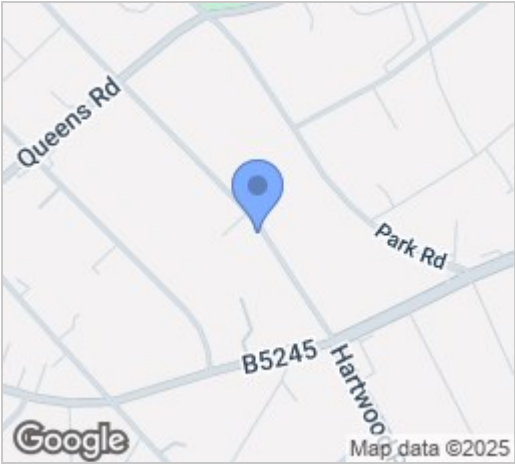




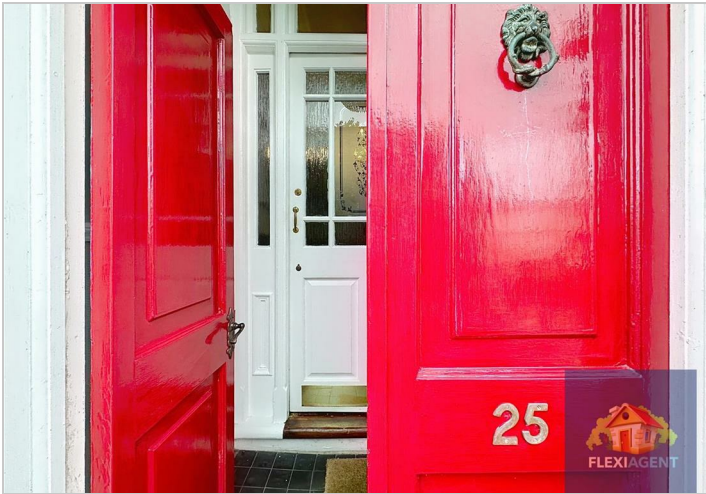
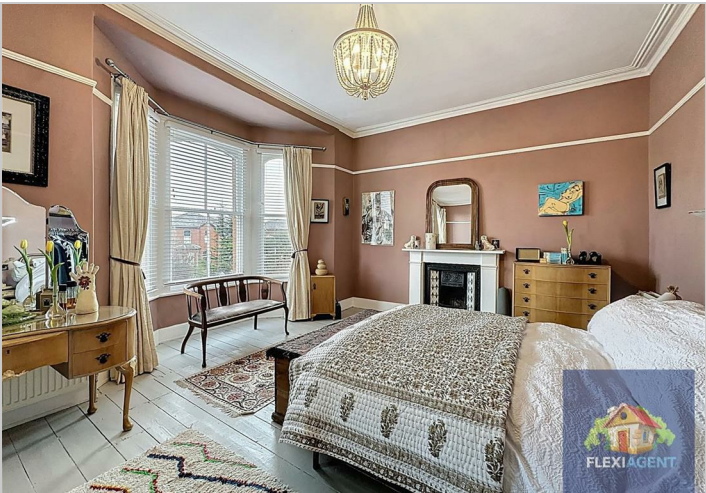
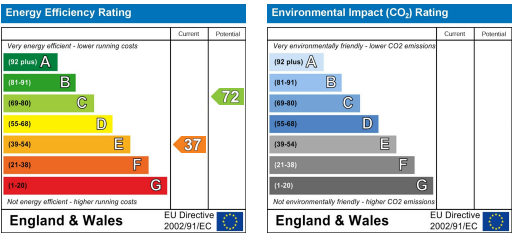
Floor Plan



Area Map



Energy Efficiency Graph



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