



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Churchgate

Southport, PR9 7JE

**Offers Over £480,000**

Flexi-Agent is delighted to offer this beautifully extended four-bedroom detached property to the open market. Situated on an enviable plot that is not overlooked, the property is located in the highly sought-after residential area of Churchtown. It is surrounded by a wealth of amenities and is just a stone's throw from Churchtown village and the renowned Hesketh Golf Links.

The property briefly comprises a welcoming front porch and hallway, a spacious lounge featuring a bay window and central fireplace, and a rear reception room with a central log burner. The modern, high-quality kitchen is fitted with a range of units and has an access door leading to an extended hallway. This hallway is fitted with underfloor heating and fully insulated, this then leads into the now attached garage, which includes a wood shed, a WC, and a garage/utility room.

On the first floor, there are three generously sized bedrooms and a contemporary, family-sized bathroom suite. A further staircase leads to the fourth bedroom, along with a useful storage cupboard or walk-in wardrobe space.

Externally, the property offers a lovely lawned garden to the front, planted with mature trees and shrubs, as well as a gated paved driveway leading to the garage/utility. Gated access leads to a stunning, extensive sun-soaked garden with a gorgeous seating area. To the rear of the property there is also a summer house.

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.

- Four bedrooms, Detached, circa
- IDEAL FAMILY HOME
- BEAUTIFULLY EXTENDED
- Two spacious reception rooms
- Modern fitted white kitchen with integrated appliances
- Nicely presented four piece bathroom
- Wood store, WC and utility
- Extensive lawned garden
- Ample driveway parking
- Viewings available upon request



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2



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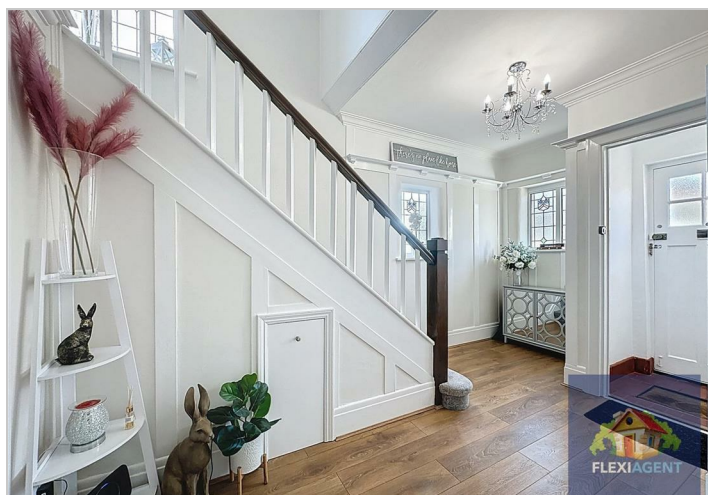
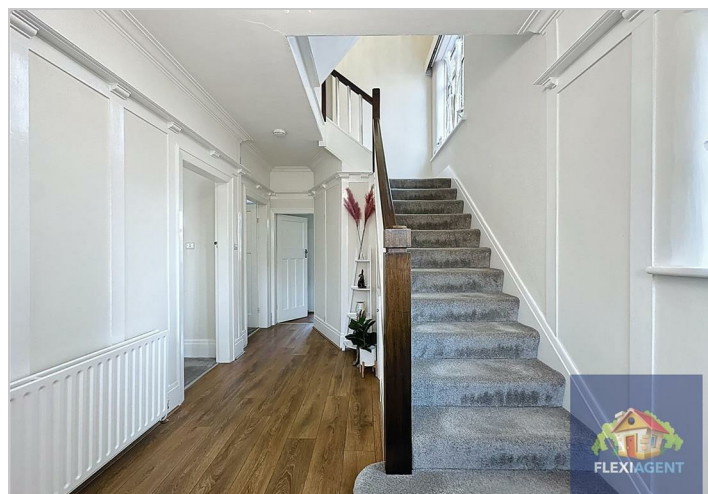
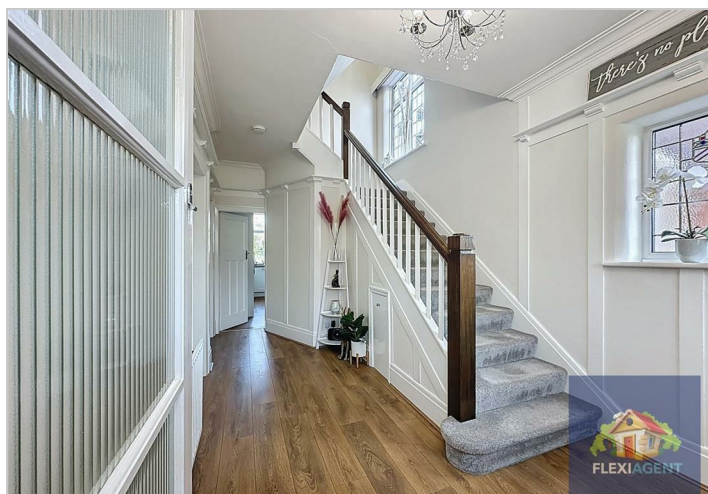
The floor plan shows a 3-bedroom house with a garage and a wood shed. The layout includes a lounge, living room, kitchen, cup, hallway, garage/utility, wood shed, three bedrooms, a bathroom, and a storage room. The dimensions for each room are as follows:

- Lounge: 4.00 x 4.50m (13'1" x 14'6")
- Living room: 4.00 x 3.80m (13'1" x 12'6")
- Kitchen: 2.80 x 5.60m (9'2" x 18'4")
- Cup: 1.20 x 1.50m (3'7" x 4'11")
- Hallway: 1.20 x 1.50m (3'7" x 4'11")
- Garage / Utility: 2.50 x 6.51m (8'0" x 21'4")
- Wood Shed: 2.00 x 2.00m (6'6" x 6'6")
- Bedroom: 3.90 x 4.70m (12'10" x 15'5")
- Bedroom: 4.00 x 4.70m (13'1" x 15'5")
- Bedroom: 2.60 x 2.70m (8'6" x 8'10")
- Bathroom: 2.80 x 2.40m (9'2" x 7'10")
- WC: 2.00 x 2.00m (6'6" x 6'6")
- Storage room: 1.50 x 2.10m (4'11" x 6'11")

Total Area: 186.4 m<sup>2</sup> ... 2007 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC		82	69

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>			
1-20 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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