



# FLEXIAGENT

Market Leading, Independent Estate Agents



123  
Churchgate



## 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 Churctown. It is surrounded by a wealth of amenities and is just a stone's throw from Churctown 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.



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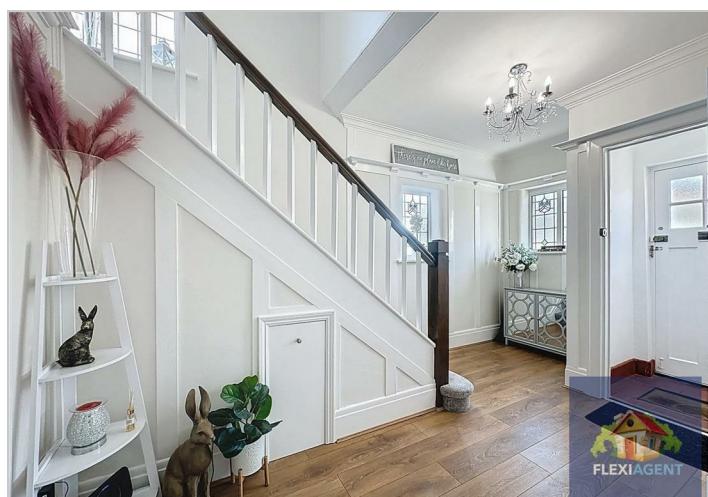
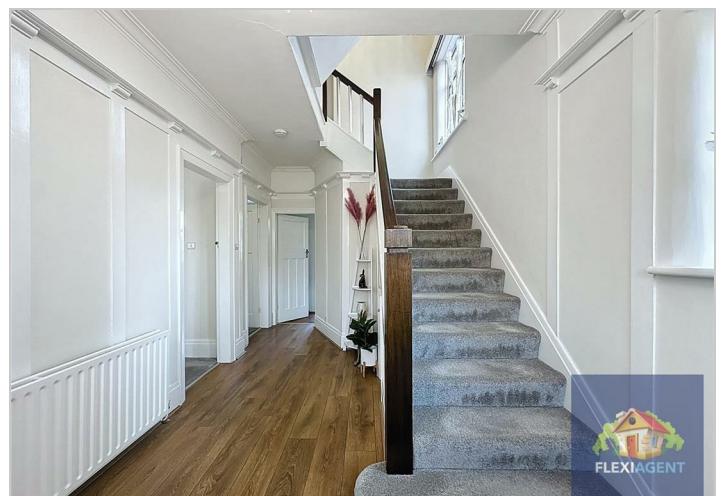
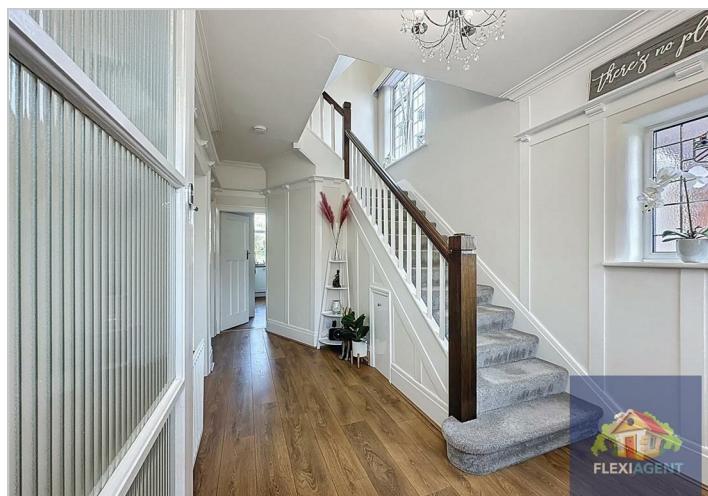
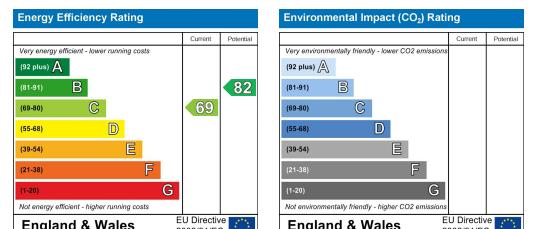
## Floor Plan



## 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.

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