



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Lexton Drive

Southport, PR9 8QN

**Offers In Excess Of £280,000**

Flexi Agent is delighted to present this extended four-bedroom semi-detached family home, ideally located in the heart of Churchtown. This property offers the perfect blend of modern living and convenience, situated within walking distance of the village, which boasts a wide range of amenities. Additionally, award-winning schools are nearby, making it an ideal location for families. The property is beautifully modern throughout with a brand new boiler and offers excellent potential as a family home.

The ground floor comprises an entrance hallway with under-stairs storage, a convenient WC, and two reception rooms—one featuring a bay window, while the other is open-plan with the kitchen. The modern kitchen is equipped with integrated appliances, and there is also a utility/laundry room. The open-plan sunroom, currently used as a dining room, completes this level.

The first floor offers three well-proportioned bedrooms and a beautifully presented three-piece family bathroom.

On the second floor, you will find a spacious fourth bedroom, which includes a walk-in wardrobe that is currently being used as an office.

Externally, the property boasts driveway parking for multiple vehicles, a delightful rear garden that enjoys plenty of sunlight, and a detached outhouse offering additional storage or potential for further use.

- Four bedroom, Semi detached, circa 1389 sqft
- Under stairs storage
- Two reception rooms
- Modern open plan kitchen with integrated appliances
- Utility room and brand new boiler
- Three piece family bathroom
- Walk in wardrobe / office
- Driveway parking
- Sun catching rear garden with an outhouse
- 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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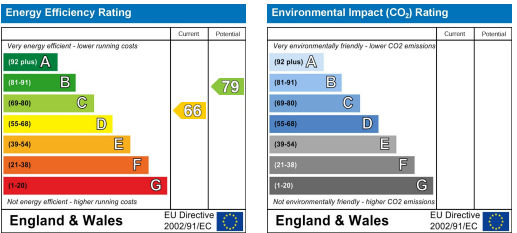
Floor Plan



Area Map



Energy Efficiency Graph



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