



# FLEXIAGENT

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## 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.

## 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 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



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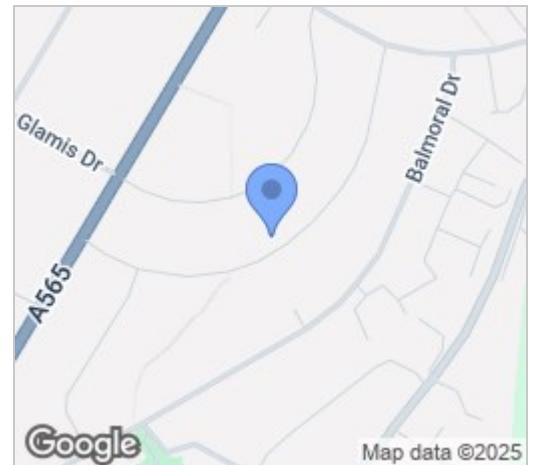


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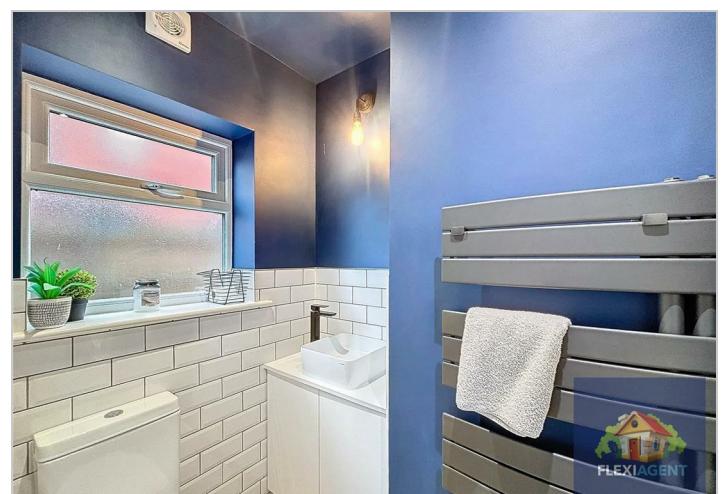
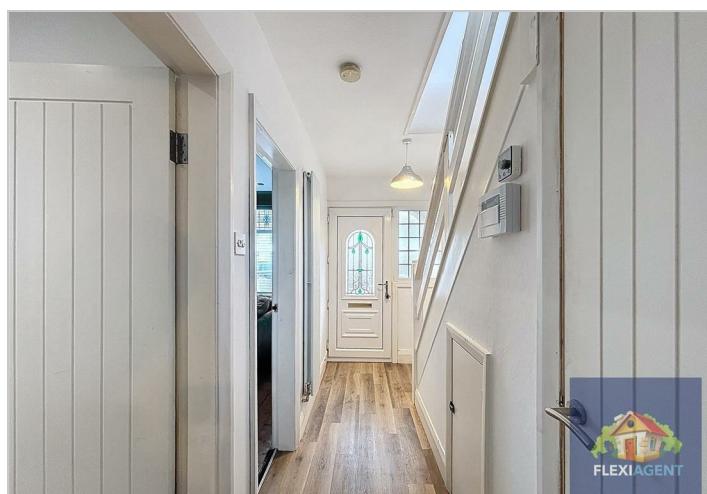
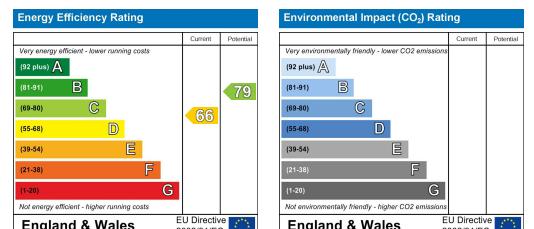
## Floor Plan



## 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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