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Market Leading, Independent Estate Agents



Cambridge Avenue

Southport, PR9 9SA

Offers In Excess Of £375,000

Flexi-Agent are delighted to present this three bedroom loft extended semi-detached property to the open market. Located in the sought after residential area of Churchtown, it's within a short walk to Churchtown Village and the Botanic Gardens, close to excellent schools, has easy access in and out of Southport Town Centre via the A565 with a brilliant bus route service. The location is also surrounded by a wealth of local amenities including many shops, restaurants and bars.

This amazing & **FULLY REDECORATED** property briefly comprises of; double door entrance, storage room, generously spacious dining room & lounge both featuring bay windows with lounge featuring marble surround gas fire, extended open plan kitchen diner with bi fold doors leading to rear, breakfast room, utility room.

The first floor briefly comprises of; three large bedrooms, four piece bathroom suite with separate WC.

The second floor briefly comprises of; sizeable office space.

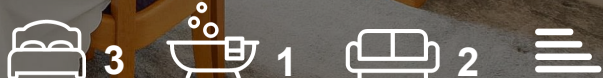
Externally the property offers; driveway parking & garage to the front, to the rear offers; a full electric outdoor mood lighting entertainment area, sun catching garden, relaxing covered seating area, outdoor kitchen with specialist Mila pizza oven, bar area all with concrete patio tiles & outdoor utility room.

Additional things of note:

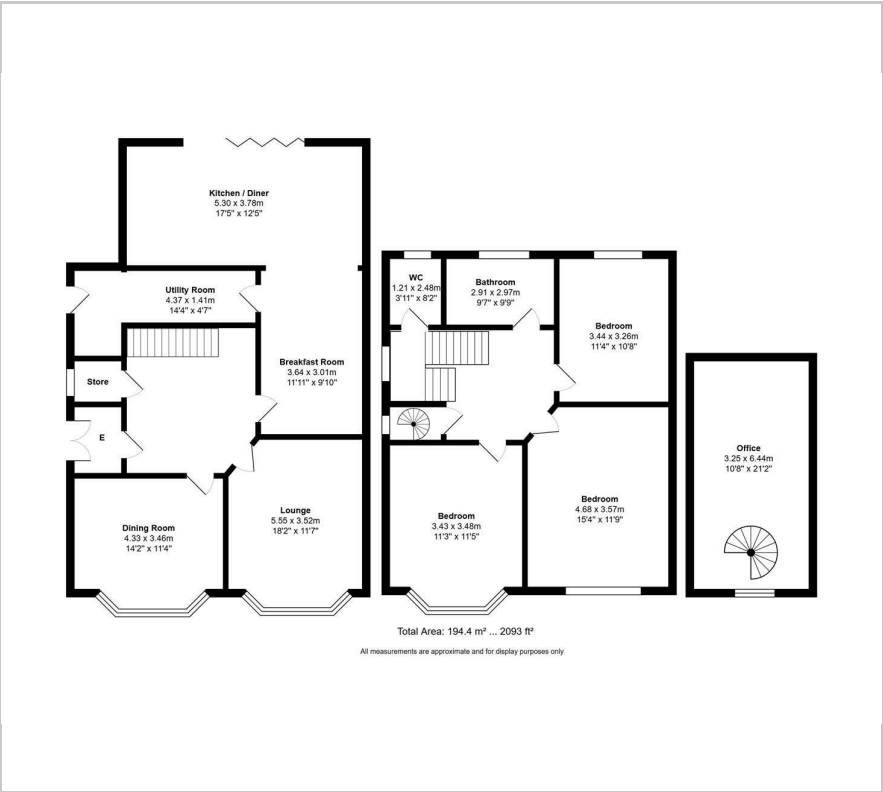
- Three bedroom semi detached
- Loft extended
- **FULLY REDECORATED**
- Generously spacious dining room & lounge
- Extended open plan kitchen diner
- Four piece bathroom suite with separate WC
- Office space
- Full electric outdoor mood lighting entertainment area
- Driveway parking
- Viewings available 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.



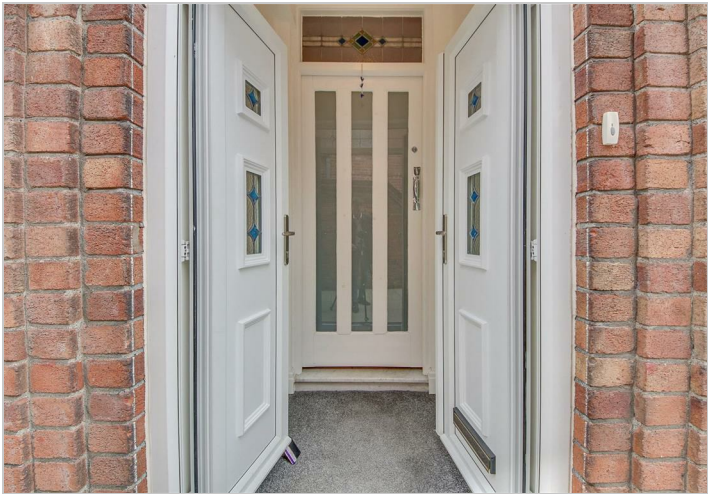
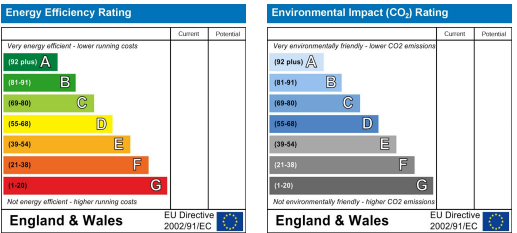
Floor Plan



Area Map



Energy Efficiency Graph



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