



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Waterloo Road

Birkdale, Southport, PR8 2HW

**Offers In Excess Of £600,000**

Flexi Agent are proud to promote this FIVE DOUBLE BEDROOM, high specification, detached property to the open market. Located a short distance from the bustling and Quaint Birkdale village, offering a range of local shops, cafes, bars as well as excellent transport links into Southport Town Centre. You are only walking distance to the stunning Birkdale Dunes which backs onto the world renowned Championship Golf Course Royal Birkdale.

Finished to a high standard throughout this beautiful property briefly comprises: Entrance hallway, a spacious front lounge with feature bay window filling the room full of natural light, a second reception room with double doors leading to rear garden, a fantastic games room perfect for entertaining, a modern kitchen with integrated appliances, kitchen island and patio doors leading to the garden, a generous dining room, utility room and downstairs WC.

To the first floor five well proportioned double bedrooms, three of which benefit from an ensuite, bathroom and a fabulous four piece family bathroom with free standing bath and large walk in shower.

Externally the property benefits from ample driveway parking and a large sun catching rear garden with a good sized patio seating area.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

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.

- Five double bedrooms
- Detached, circa 3016 sqft
- Freehold
- Games room
- Nicely presented dining room & kitchen
- Front lounge with bay window
- Four piece family bathroom & three ensembles
- Front driveway parking
- Rear sun catching garden & seating area
- Viewings available upon request



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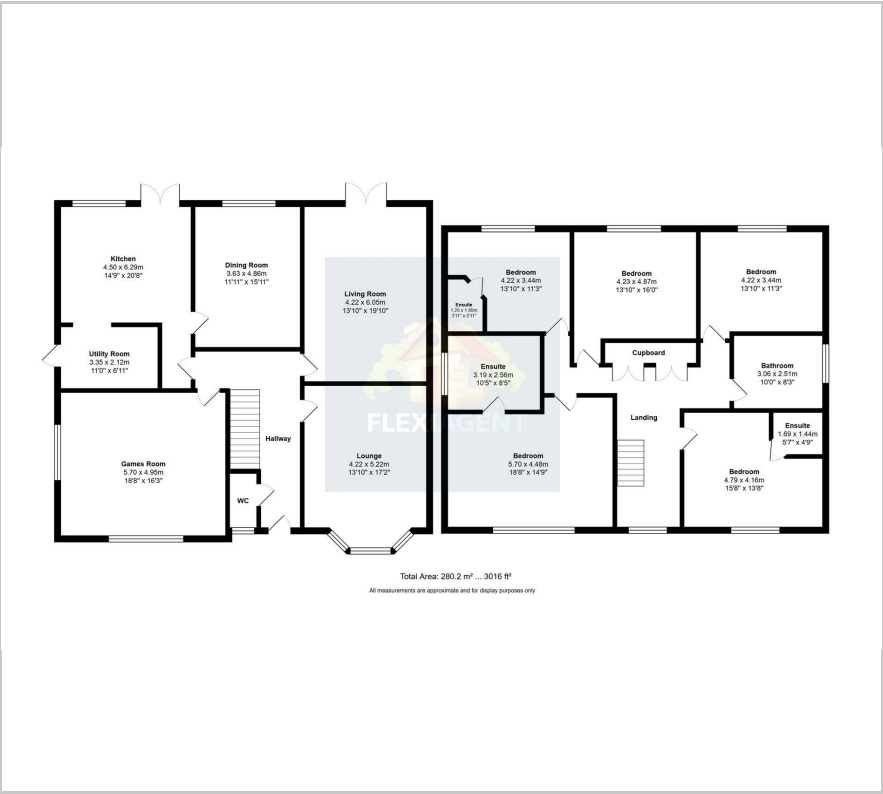
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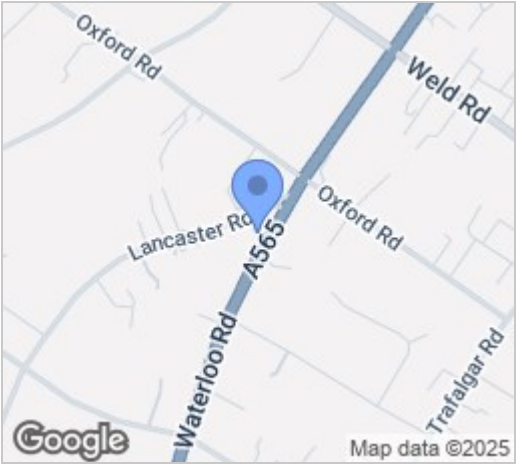
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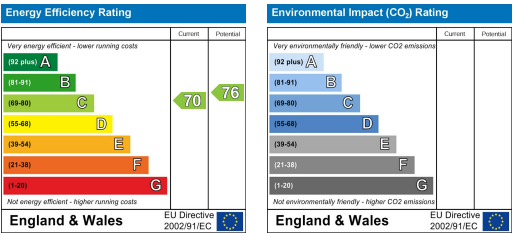
Floor Plan



Area Map



Energy Efficiency Graph



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