



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Coyford Drive

Southport, PR9 9GN

**Offers Over £250,000**

Flexi-Agent are pleased to present this delightful three-bedroom semi-detached property to the open market. Located in the sought-after residential area of Marshside, the property benefits from being within close proximity to a range of local amenities, including shops, schools, and bus links, with easy access into Southport town centre via the A565.

The ground floor comprises a welcoming front entrance porch, leading to a stylish lounge featuring a characterful fireplace. The modern kitchen is equipped with built-in appliances and a convenient breakfast bar. Additionally, there is a well-proportioned dining room, with sliding doors opening into a bright and airy sunroom, ideal for relaxing or entertaining.

On the first floor, the property offers three comfortable bedrooms, along with a contemporary four-piece family bathroom, designed to offer both style and practicality.

Externally, the property benefits from a front-facing garage and driveway parking, providing ample space for vehicles. To the rear, there is a low-maintenance garden that enjoys plenty of sunlight, making it a perfect spot for outdoor leisure.

This property presents an excellent opportunity for those seeking a well-maintained home in a convenient and desirable location.

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.

- Three bedroom, Semi Detached, circa 1422 sqft
- Stylish lounge with feature fireplace
- Modern kitchen with a breakfast bar
- Relaxing sun room with access to the rear
- Four piece bathroom suite
- Spacious dining room
- Sun catching rear garden
- Front facing garage
- Driveway parking for multiple vehicles
- Viewings available upon request



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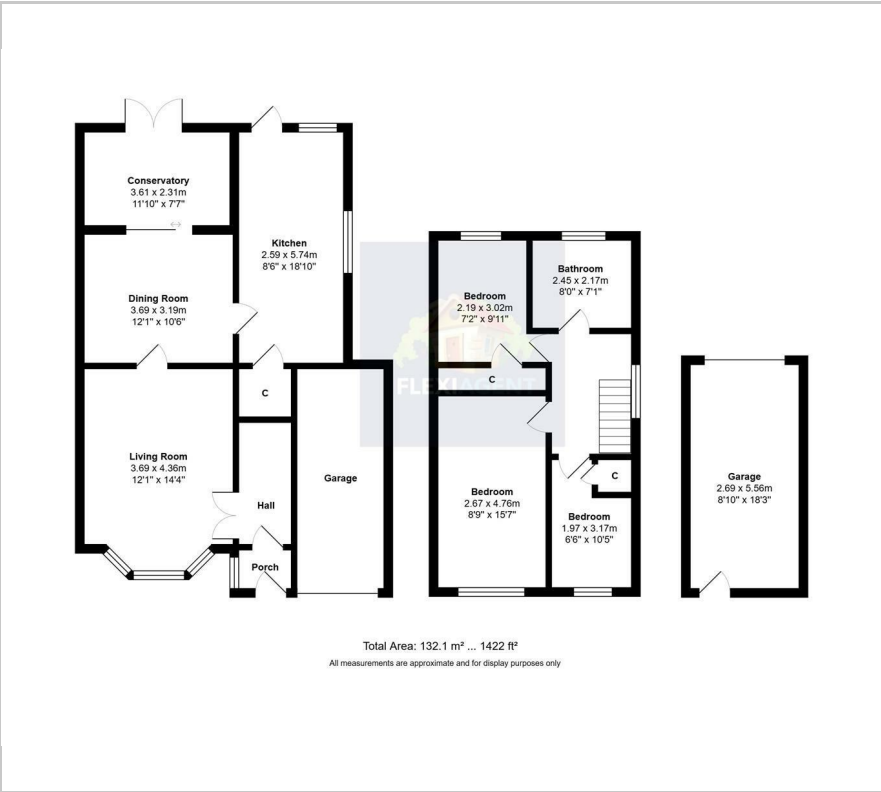


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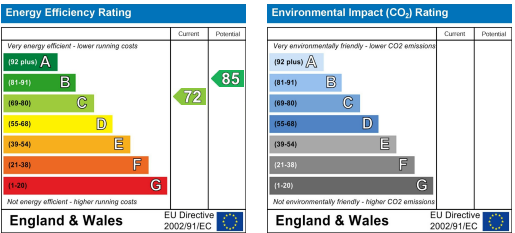
Floor Plan



Area Map



Energy Efficiency Graph



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