



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Waterloo Road

Southport, PR8 2NQ

**£1,800,000**

Flexi-Agent are proud to present this spectacular, beautifully presented & spacious SIX DOUBLE BEDROOMS DETACHED property to the open market, spanning over an eye opening 7574 SQUARE FOOT FLOOR AREA. 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.

Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; entrance porch with stairs leading to door, hallway, spacious front sitting room with bay window, storage cupboard & WC, large kitchen diner area with bifold doors leading to rear, utility room & boiler room, spacious front lounge with bifold doors to rear & bar area featuring bifold doors as well, WC & front study room.

First floor briefly comprises of; large landing area, five double bedrooms; two featuring ensuites & nicely presented four piece family bathroom.

Second floor briefly comprises of; Master double bedroom with a spacious walk in wardrobe, ensuite & storage area.

Externally the property offers to the front gated drive offering space for multiple vehicles & low maintenance garden. To the rear offers a sun catching south facing garden leading to:

- SIX DOUBLE BEDROOMS
- Detached, circa 7574 square foot
- NO CHAIN
- Four reception rooms
- Nicely presented four piece bathroom & three ensuites
- Spacious kitchen diner with bifold doors
- Sun catching rear garden, landscaped sports field & outdoor kitchen area, pizza oven
- Indoor swimming pool & gym
- Detached garage & games room
- 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.

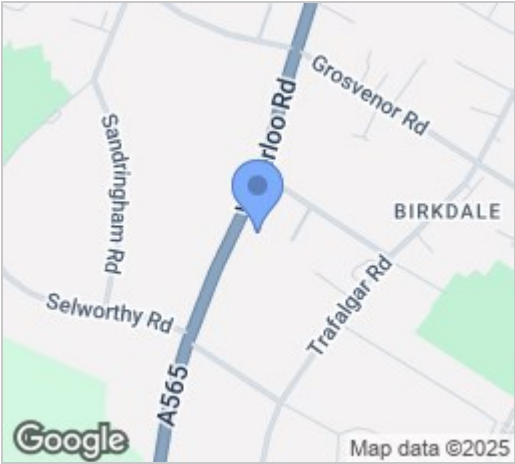




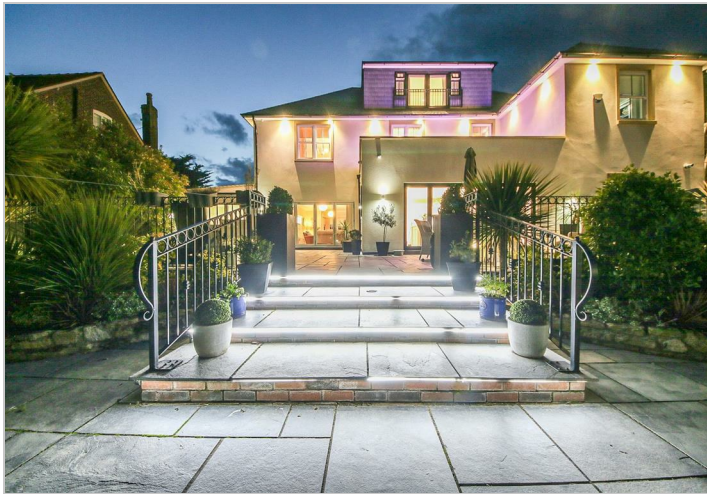
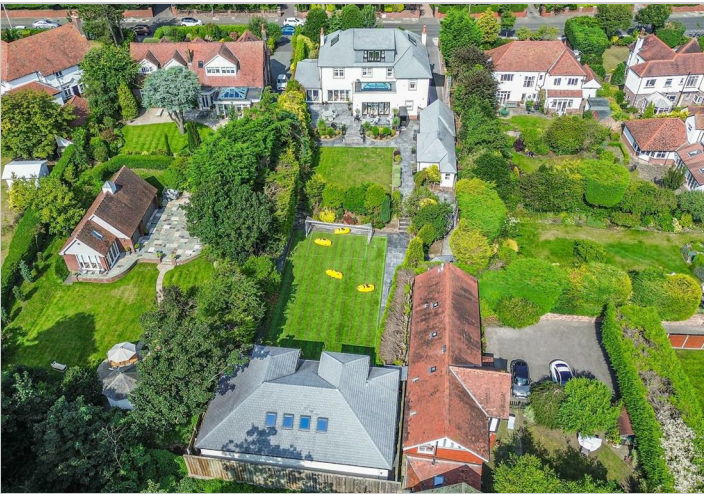
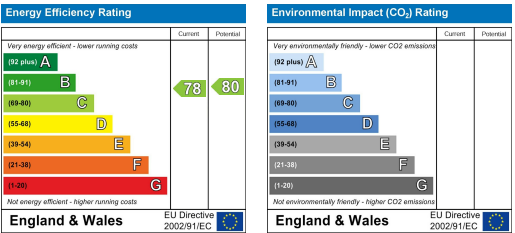
Floor Plan



Area Map



Energy Efficiency Graph



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.