



# FLEXIAGENT

Market Leading, Independent Estate Agents



## York Road

Birkdale, Southport, PR8 2AY

**£849,950**

\*\*\*BRAND NEW, LUXURIOUS DETACHED HOME IN CENTRAL BIRKDALE, BUILT BY ONE OF THE REGIONS MOST RESPECTED DEVELOPERS\*\*\*

Flexi-Agent are delighted to present this nicely presented throughout FIVE DOUBLE BEDROOMS DETACHED property to the open market. Situated in Birkdale with Birkdale village a short walk away offering a range of amenities, shops, bars & cafes as well as local public transport with easy access into Southport Town Centre.

The property briefly comprises of; entrance hall, two front reception rooms, spacious kitchen diner with plenty of natural light & bifold doors leading to rear, cloakroom, WC & utility room.

The first floor briefly comprises of; three double bedrooms with master featuring walk in wardrobe & ensuite, three piece shower room.

The second floor briefly comprises of; two double bedrooms, three piece shower room, storage & eaves storage.

Externally the property offers a gated front drive & beautifully presented front garden, to the rear offers a large sun catching garden & detached double car garage.

\*\*\*KEY NOTES\*\*\*

- Five double bedrooms
- Detached, circa 3417 square foot
- Freehold
- Two front reception rooms
- Two shower rooms & ensuite
- Spacious kitchen diner with bifold doors to rear
- Close to Birkdale village
- Large rear sun catching garden & detached garage
- Gated front drive
- 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.





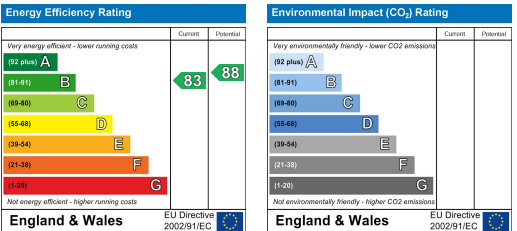
Floor Plan



Area Map



Energy Efficiency Graph



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