



FLEXIAGENT

Market Leading, Independent Estate Agents



Prince Charles Gardens

Birkdale, Southport, PR8 2EU

Offers In Excess Of £640,000

Flexi-Agent are delighted to present this nicely presented throughout FOUR DOUBLE BEDROOMS DETACHED property to the open market. Situated in Birkdale with Birkdale village a short distance 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, storm porch, spacious hallway, shower room, large front living room leading to sitting room, modern kitchen breakfast room, rear snug reception room, access to double garage via hallway, utility room & WC.

The first floor briefly comprises of; four double bedrooms with master featuring ensuite / dresser, bathroom with shower & bathtub & separate WC.

Externally the property offers driveway parking with double garage & low maintenance garden to the front, to the rear offers a South West sun catching garden & sun room.

Viewings available upon request.

Freehold
Council tax band: G
EPC: C

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.

- Four double bedrooms
- Detached, circa 3399 square foot
- Freehold
- Three reception rooms
- Modern kitchen breakfast room
- Shower room, Bathroom & separate WC
- Master bedroom with ensuite dresser
- Driveway parking & double garage
- South West sun catching garden & sun room
- Viewings available upon request



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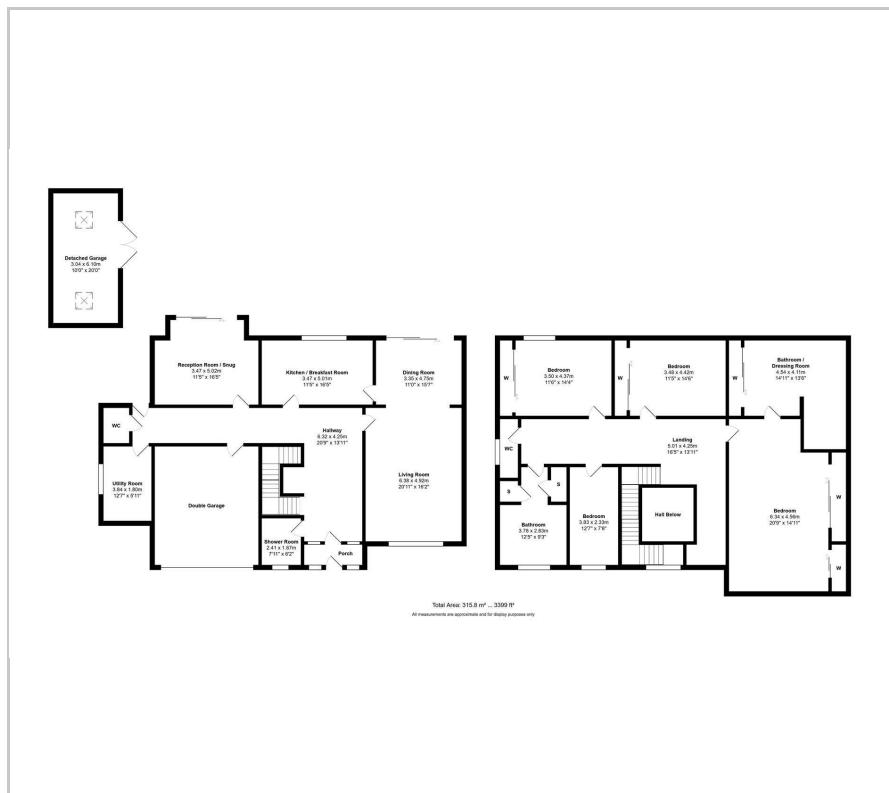


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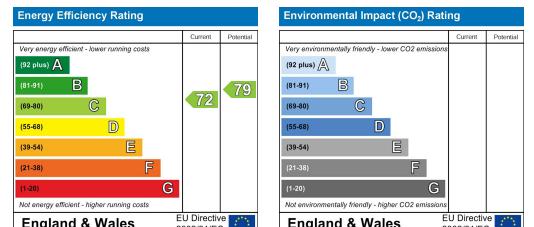
Floor Plan



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.