



FLEXIAGENT

Market Leading, Independent Estate Agents



Lexton Drive

Southport, PR9 8QW

Offers Over £260,000

Flexi Agent are delighted to present this four bedrooms semi-detached with loft conversion property to the open market. Situated in a prime Churchtown location, the property is ideally positioned for walking distance to the village, which boasts a plethora of amenities & award-winning schools in immediate proximity.

The property briefly comprises of; entrance porch, hall, WC, front lounge leading to rear dining room, nicely presented galley style kitchen.

The first floor briefly comprises of; three bedrooms & three piece bathroom.

Loft / second floor briefly comprises of a double bedroom.

Externally the property offers front driveway parking, to the rear offers a detached garage, courtyard and sun catching garden.

Viewings available upon request.

Freehold
Council tax band: 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 bedrooms
- Semi detached, circa 1252 sqft
- Loft conversion
- Front lounge leading to rear dining room
- Nicely presented galley style kitchen
- Three piece family bathroom
- Walking distance to Churchtown village
- Front driveway parking
- Rear courtyard & sun catching garden
- Viewings available upon request



4



1



2



C

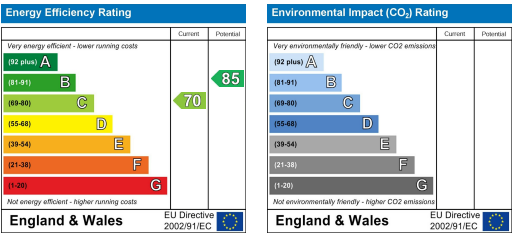
Floor Plan



Area Map



Energy Efficiency Graph



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