



## Fairhaven Road Southport, PR9 9UJ

**£310,000**

Flexi-Agent are proud to offer this extended, three-bedroom, detached property to the open sales market. Located in the highly sought-after residential area of Marshside, the property is within walking distance of the vibrant Churchtown Village, which offers a wide range of boutiques, shops, bars, and restaurants. It is also close to the Botanic Gardens, excellent schools, bus links, and the renowned Hesketh Golf Links. AVAILABLE WITH NO ONWARD CHAIN.

The ground floor briefly comprises a welcoming porch and hallway with stunning floor-to-ceiling stained-glass windows, a front-facing lounge with two beautiful stained-glass windows, a rear-facing dining room with sliding doors leading to the garden, and a well-presented kitchen with modern appliances and a large stained-glass window. A convenient downstairs WC and utility room complete this floor.

The first floor comprises three well-proportioned bedrooms and a stylish four-piece bathroom. There is also a storage cupboard with a window, which could potentially be used as wardrobe space.

Externally, the property benefits from ample driveway parking for multiple vehicles and a lovely rear garden that enjoys plenty of sunshine.

Viewings available upon request.

EPC C

### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedroom, Detached, circa 1519 sqft
- NO ONWARDS CHAIN
- Welcoming entrance hallway
- Spacious front lounge with beautiful stained windows
- Well portioned dining room with sliding doors to the rear
- Modern kitchen and utility room
- Stylish four piece bathroom and downstairs WC
- Lovely sun catching rear garden
- Ample driveway parking for multiple vehicles
- Viewings available upon request



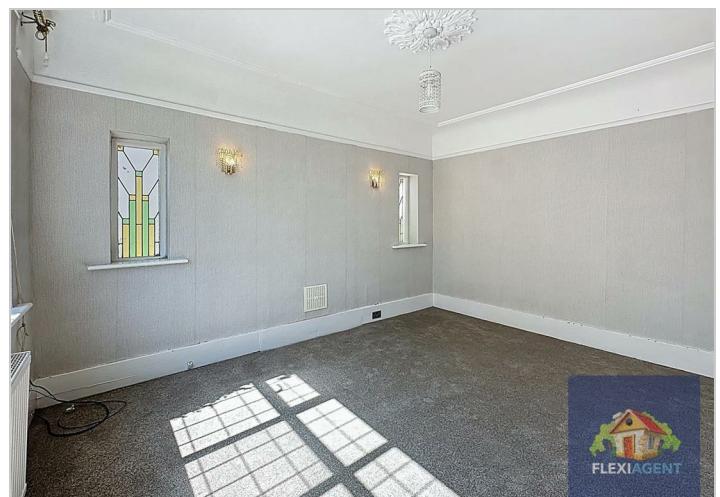
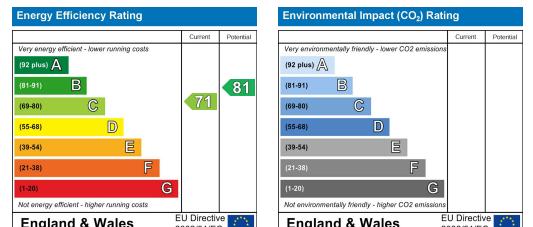
## Floor Plan



## 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.