



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Woodvale Court

Southport, PR9 8FT

**Offers In Excess Of £230,000**

Flexi-Agent are delighted to present this fantastic three bedroom town house to the open sales market. Located in the sought after rural area of Banks, Southport, it is surrounded by a wealth of local amenities, transport links and is moments away from beautiful rural views & walks.

The property briefly comprises: Entrance hall, fitted kitchen with integrated appliances with patio doors leading to an extended conservatory which leads out to the beautiful sun-catching rear garden, WC cloakroom and storage cupboard underneath the stairs to the ground floor. The first floor offers a spacious living room diner with large gas fire, dual aspect windows, and a bedroom off the landing. The second floor features a further two bedrooms off the landing and a three piece family bathroom with overhead power shower.

Externally there is parking to the front of the property, an additional parking space to the rear, a garage and a sun catching courtyard garden to the rear.

Viewings are available on request.

FREEHOLD  
Council Tax Band D  
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.

- Three bedrooms
- Accommodation spanning over three impressive floors
- Town House Style
- Open plan living diner
- Modern family bathroom
- Kitchen diner
- Extended conservatory
- Sun-catching rear garden
- Two parking spaces (one at front, one to the rear) plus garage
- Excellent residential location





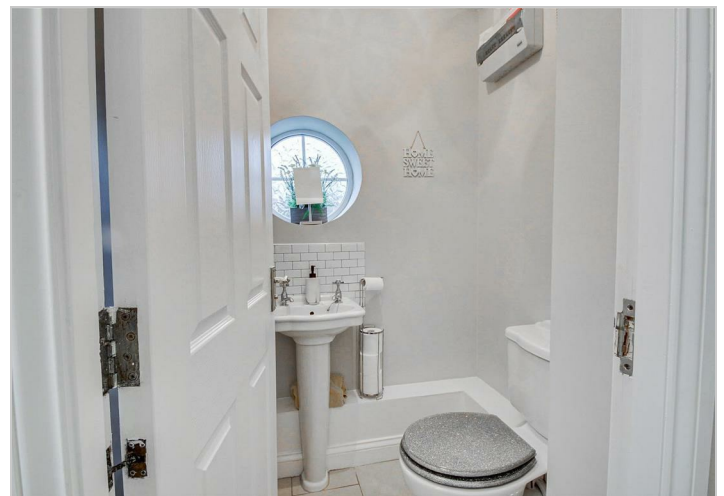
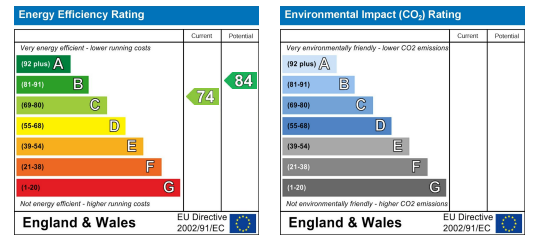
# Floor Plan



# Area Map



# Energy Efficiency Graph



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