



FLEXIAGENT

Market Leading, Independent Estate Agents



Lancaster Gate

Banks, PR9 8DT

Offers In Excess Of £325,000

Flexi-Agent is delighted to present this four bedroom detached house to the open sales market. Situated in the semi-rural area of banks the property offers quiet and peaceful surroundings and great transport links into Southport Town Centre and Preston via the A565.

The property briefly comprises on the ground floor: spacious living room, modern U-shaped kitchen, well presented dining room, sitting room & conservatory.

The first floor presents four bedrooms and three piece bathroom.

Externally the property boasts drive way parking & garage, to the rear offers a sun catching garden & floor boarded seating area.

Early inspection of the property is highly recommended to fully appreciate the accommodation on offer.

Viewings available upon request.

Freehold
EPC D
Council Tax Band D

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 bedroom detached
- Spacious living room
- Modern U-shaped kitchen
- Well presented dining room
- Conservatory
- Three piece bathroom & WC
- Sitting room
- Drive way parking & garage
- Sun catching garden & floor boarded seating area
- Viewings available upon request.



4



1

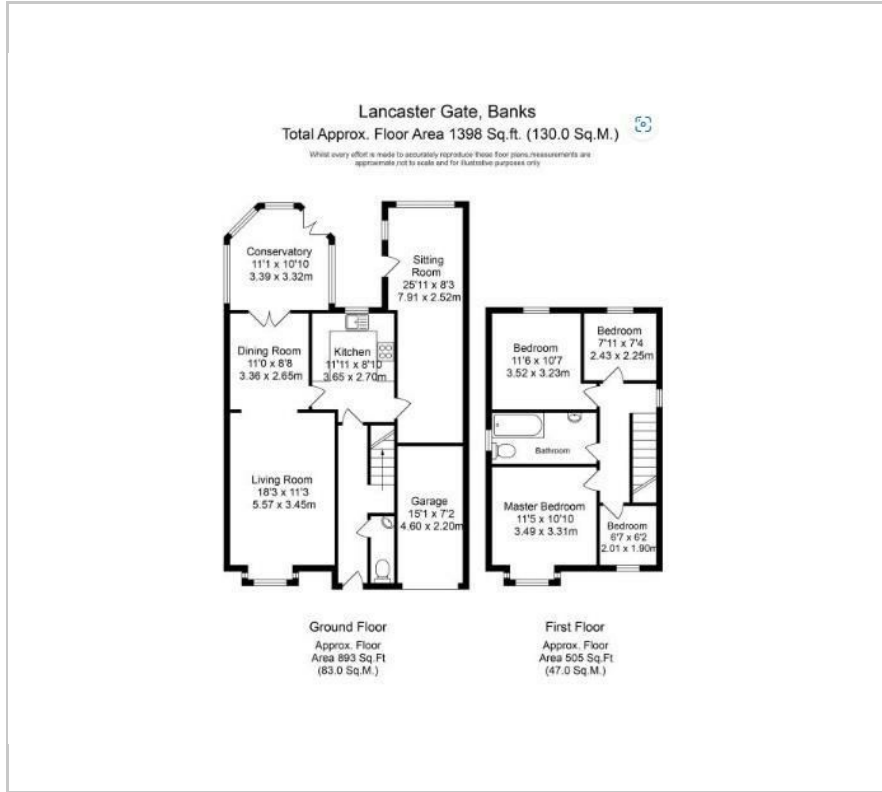


3



D

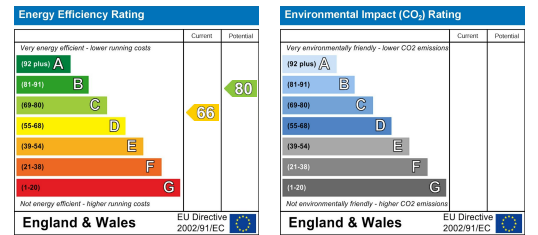
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.