



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Gravel Lane

Southport, PR9 8BN

**Offers In Excess Of £310,000**

Flexi-Agent are proud to offer this fantastic three bedroom, detached bungalow to the open sales market. Situated down a quiet cul-de-sac surrounded by stunning countryside, it is nearby to Banks village and easy access to the A565 to both Preston and the bustling Southport town centre with a plethora of shops, bars and restaurants as well as the beautiful Marine Lake and Southport beachfront. The property benefits from solar panels which are included within the sale.

The property briefly comprises: Porch, entrance hallway, a front lounge with feature panelled wall and bay window, a fabulous shaker style fitted kitchen with plenty of storage cupboards, a rear reception room with French doors opening out on to the rear garden, boiler room and a rear porch.

There are three good size bedrooms, the master with built-in wardrobes and a bay window, the rear bedroom overlooks the garden with French doors outside and a stunning contemporary four piece bathroom suite which is fully tiled and boasts a walk-in shower.

The property also benefits from two loft rooms and eaves storage. Battery in loft for solar & car charging point to the front of the property.

Externally, there is a tarmac driveway to the front with off-road parking and a well-maintained front garden with mature shrubs and bushes. Side access leads to the private and enclosed rear garden with a spacious paved patio with dining area, a good size lawn and a detached garage with utility room at the rear.

- Detached bungalow with solar panels & battery in loft
- Four bedrooms
- Semi-rural location
- Detached garage with utility room
- Ample loft storage
- Shaker style fitted kitchen
- Master with built-in wardrobes
- Stunning contemporary bathroom
- Private & enclosed rear garden
- Car charging point to the front

### 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.



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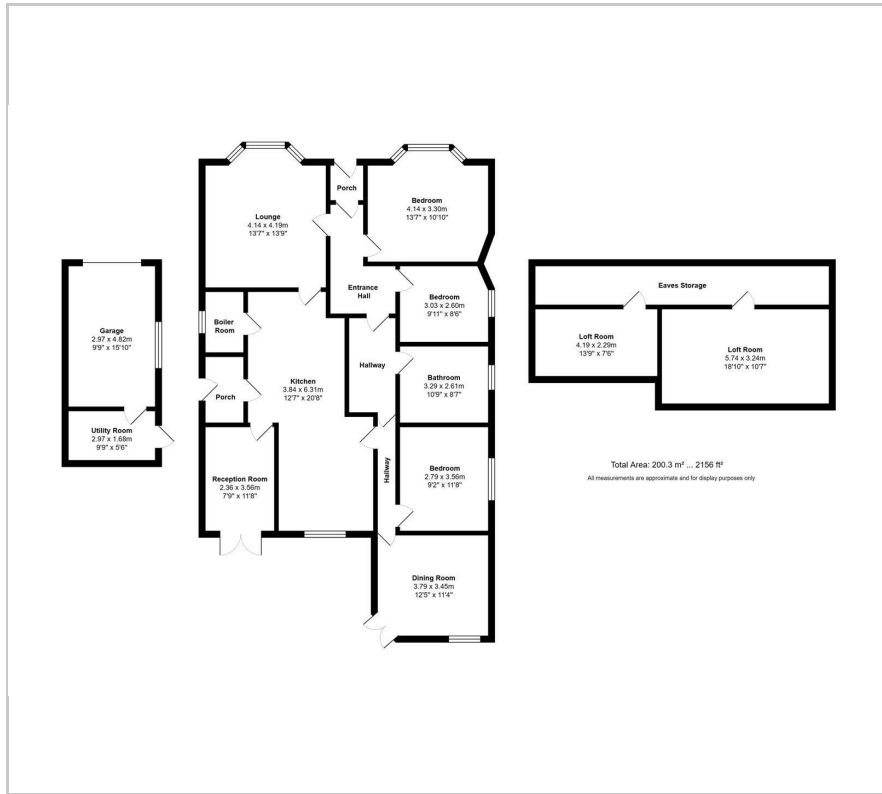


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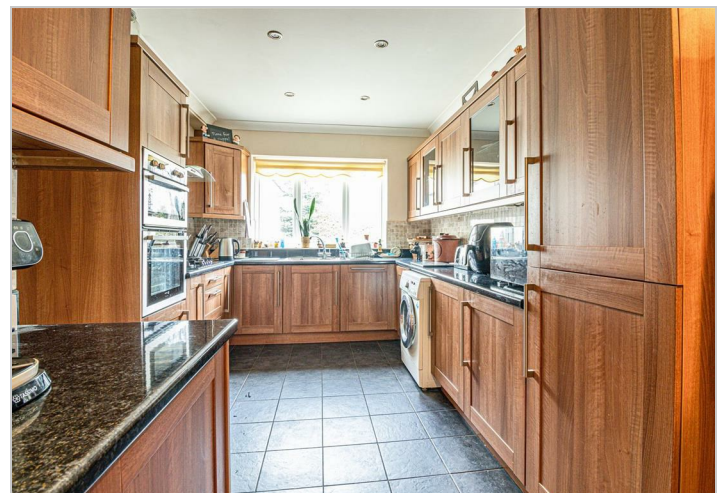
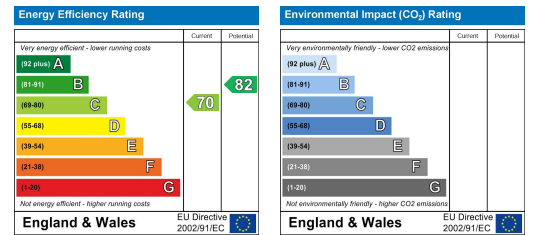
## Floor Plan



## Area Map



## Energy Efficiency Graph



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