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Market Leading, Independent Estate Agents



Sherbrook Drive

Southport, PR9 8SP

Offers In Excess Of £250,000

LARGEST PLOT FOR THIS STYLE HOME, ON THE DEVELOPMENT ***EXTENSIVELY UPGRADED FROM STANDARD SPEC***

Flexi-Agent are delighted to present this three bedroom semi-detached home to the open market. Built in 2023, the property still boasts 9 years of it's NHBC warranty and is in excellent condition throughout. This property is completely unique and features all of the benefits of a new home, yet has undergone extensive improvements by the existing owners.

Located in a sought after semi-rural village of Banks, which is moments away from an a wealth of local amenities, including bars and shops, local schools with great transport links to Southport town centre.

The property briefly comprises an entrance hallway, bright & spacious lounge, well presented kitchen/diner with integrated appliances & double doors to garden, WC & utility room.

On the first floor the property presents three bedrooms one of which is currently being used as a study, main bedroom with complimentary en-suite shower room and a beautiful three piece family bathroom.

Externally the property offers parking behind the property with room for two to three vehicles, to the front a sun catching garden, to the rear a paved seating / entertainment area & sun catching garden.

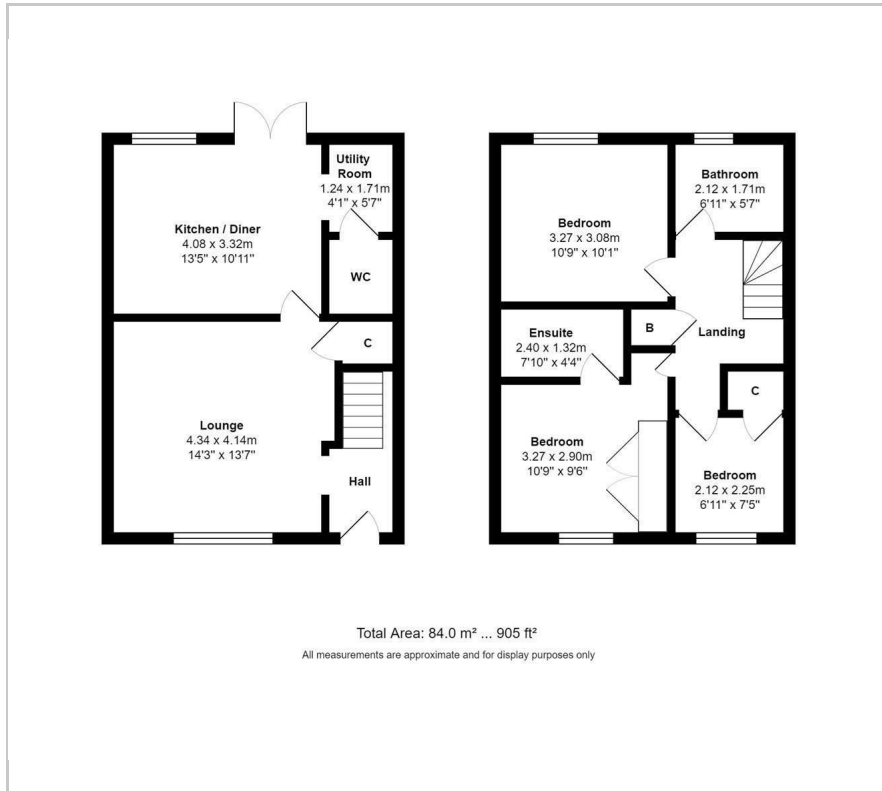
- Three bedroom semi detached, LARGEST PLOT OF IT'S KIND
- Bright & spacious lounge
- Well presented kitchen/diner with integrated appliances
- Utility room
- WC & bathroom
- Master bedroom with ensuite
- Parking behind the property with room for two to three vehicles
- Front & rear sun catching garden
- Newly landscaped rear garden
- New carpet flooring throughout

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.



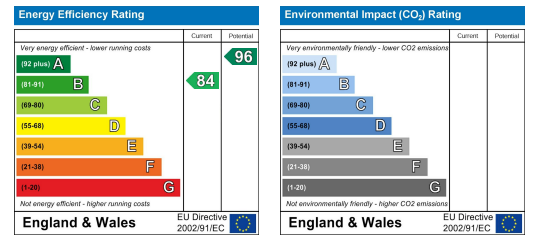
Floor Plan



Area Map



Energy Efficiency Graph



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