



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Station Road

Banks, PR9 8BB

**Offers In Excess Of £280,000**

Flexi-Agent is delighted to present this four bedroom semi-detached family home 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.

**\*\*\*EQUESTRIAN FACILITIES ARE SITUATED WITHIN THE PROPERTY GROUNDS\*\*\***

For the equestrian lovers, the property offers a detached stables block, with two 12x12 stables and additional tack room. There is a running electricity power & water supply to the stables and there is also a turnout paddock with a drainage & soakaway system installed.

The property briefly comprises of, entrance porch, lounge with bay window, spacious dining room, modern kitchen with integrated appliances, conservatory leading to rear of property.

The first floor comprises of, four reasonably sized bedrooms with master bedroom featuring double windows facing the front, WC, four piece family bathroom with free standing bathtub.

Externally the property offers private driveway parking & garage, the rear offers ample entertaining space.

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

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- Four bedroom semi detached family home, circa 1861 sqft
- Open plan living diner
- Modern kitchen with integrated appliances
- Extended conservatory
- Stylish four piece family bathroom
- Free standing bathrubs
- Large entertainment area to the rear
- Driveway parking & garage
- Viewings available upon request

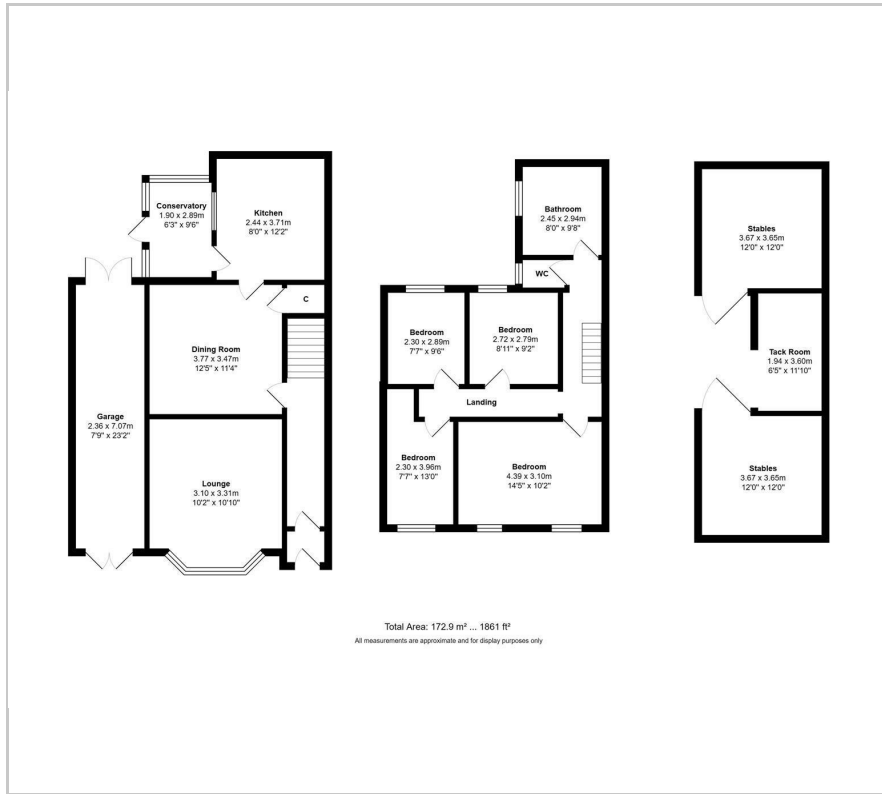
### Viewing

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.





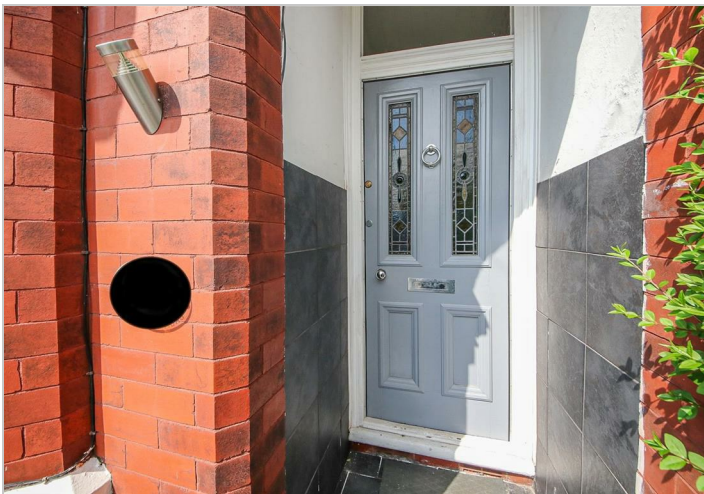
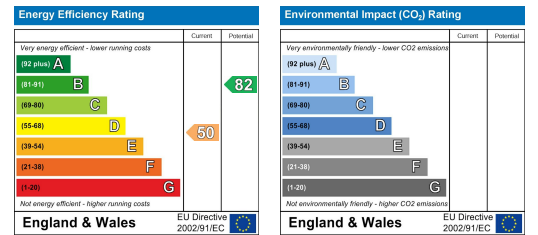
# Floor Plan



# Area Map



# Energy Efficiency Graph



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