



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Southport New Road

Banks, PR9 8DS

**Offers In Excess Of £120,000**

Flexi-Agent are proud to present this beautiful two bedroom park home to the open market. Located in the family friendly Riverside park, it is close to the beautiful Southport seafront, with great amenities close by, and on the site are plenty of bars & cafes, swimming pool & splash park, steam room & sauna, adventure park & more.

Larger than normal and finished to a high standard, the property briefly comprises of a spacious lounge, with a built in media wall and fireplace, a good sized dining room and modern kitchen with integrated appliances, two double bedrooms one with an ensuite shower room and a family bathroom.

Externally the property benefits from an outside private deck, large garden with private river access, two storage sheds to the rear and parking for two cars.

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

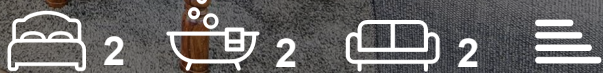
Gas and electric checks yearly £170  
Gas bottles sold on site  
License £3000  
Site fees £5112 per annum

Viewing is available immediately by appointment.

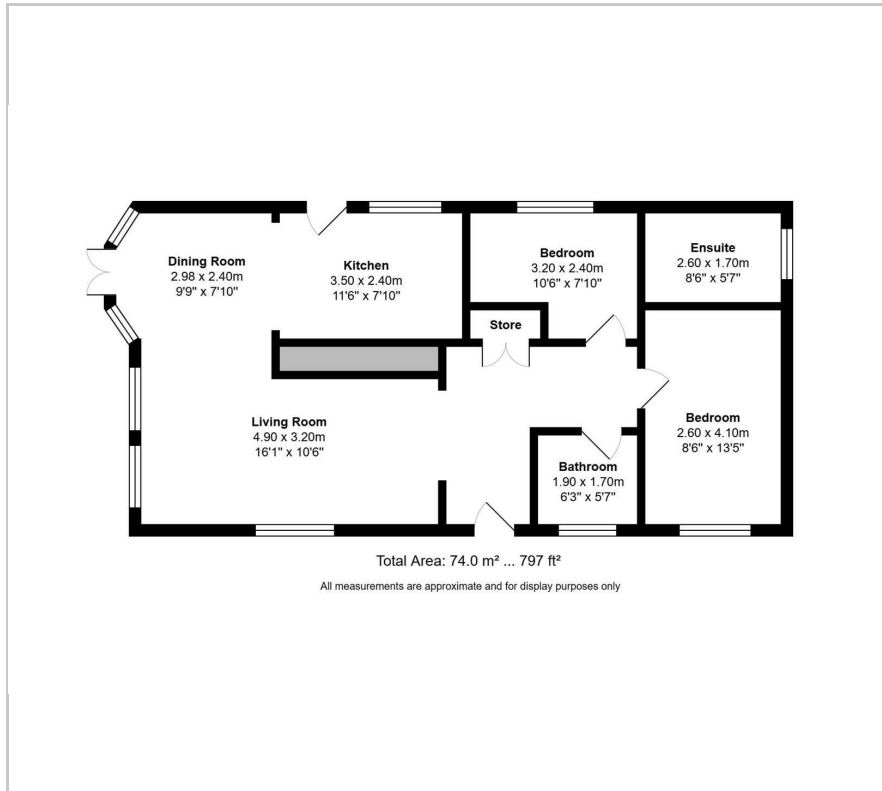
### Viewing

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.

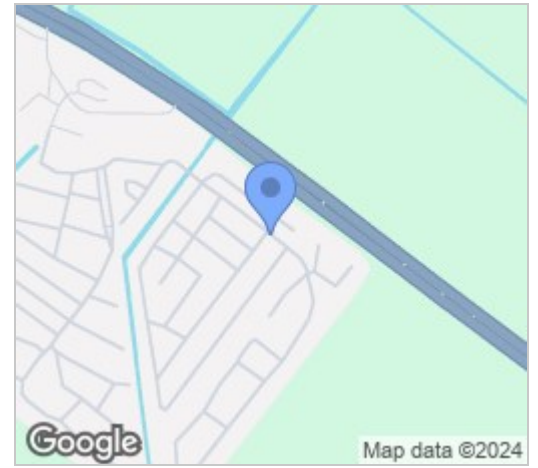
- Two bedrooms
- Park Home
- High specification
- Fully integrated kitchen
- Modern throughout
- Private gardens
- Media wall
- Two parking spaces
- Ensuite
- Viewings available on request



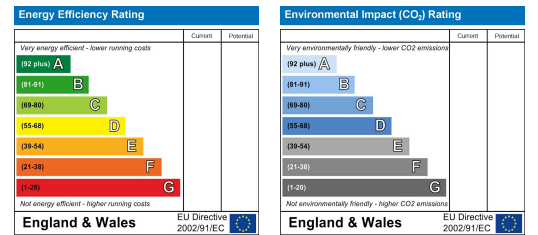
## Floor Plan



## 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.