



# FLEXIAGENT

Market Leading, Independent Estate Agents



## The Gravel

Preston, PR4 6JX

**Offers In Excess Of £436,500**

Flexi-Agent are proud to present this FOUR BEDROOM DETACHED property with EXPANSIVE REAR GARDEN to the open market. Located in semi rural location with nearby amenities & excellent transport links to Southport & Preston via the A565. Available for purchase with NO ONWARD CHAIN.

The property briefly comprises of; entrance hall, nicely presented front lounge, spacious kitchen diner with bi fold doors leading to rear & double doors leading to conservatory, WC.

The first floor briefly comprises of; four bedrooms with master featuring a large built in wardrobe & three piece family bathroom.

Externally the property offers driveway parking to the front & garden, to the rear offers an entertainment area followed by a expansive half an acre sun catching garden.

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

Viewings available upon request.

Freehold  
NO CHAIN  
Council tax band: E

- Four bedroom
- Detached
- NO CHAIN
- Nicely presented front lounge
- Spacious kitchen diner with bi fold doors leading to rear
- Conservatory
- Three piece family bathroom
- Driveway parking
- EXPANSIVE HALF AN ACRE REAR SUN CATCHING GARDEN
- 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.



4



1



2





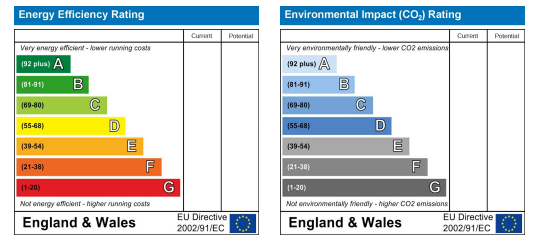
## Floor Plan



## Area Map



## Energy Efficiency Graph



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