



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Greaves Hall Avenue

Banks, Southport, PR9 8BL

**Offers In Excess Of £260,000**

Flexi-Agent are delighted to present this fantastic three bedroom semi detached to the open sales market. Located in Banks, this home is in the well presented Hawtree Grove which is a development of modern houses, with local amenities a short drive away & great transport links via the nearby A565. Available for purchase with NO ONWARDS CHAIN.

The first floor briefly comprises of; hall entrance, WC, storage cupboard, modern kitchen diner with upgraded solid quartz tops & new wall base units, garage access via hall.

The first floor briefly comprises of; bedroom with ensuite, nicely presented lounge.

The second floor briefly comprises of; two bedrooms & three piece bathroom.

Externally the property offers; front driveway parking and single car garage, to the rear offers a private sun catching garden.

Viewings available upon request.

Freehold  
NO CHAIN  
Council tax band: D  
EPC: B

### 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.

- Three bedroom
- Semi detached
- Accommodation over three floors
- NO CHAIN
- Modern kitchen diner with solid quartz tops
- Nicely presented lounge
- Bathroom, WC & ensuite
- Driveway parking & garage
- Private rear sun catching garden
- Viewings available upon request





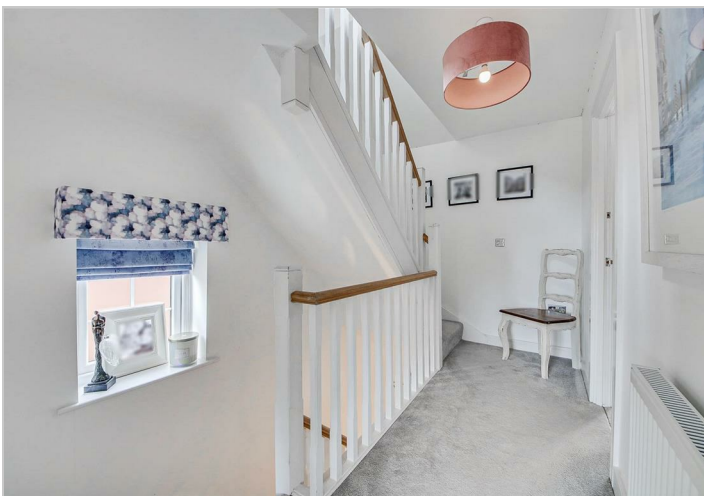
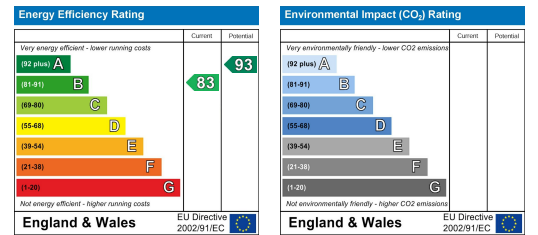
## Floor Plan



## 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.