



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Bonds Lane

Southport, PR9 8HQ

### Offers In The Region Of £170,000

Flexi Agent are proud to promote this two bedrooms semi detached property to the open market. 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, with easy access to the A565 leading in to Southport Town centre. Ideal investment project and or first time buy & available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; entrance porch, open lounge area, kitchen, dining room through to conservatory.

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

Externally property offers front driveway parking, to the rear offers a sun catching garden.

Viewings available upon request.

NO CHAIN  
Freehold  
Council tax band B  
EPC D

### 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
- Semi detached, circa 984 sqft
- NO CHAIN
- Semi-rural village of Banks
- Open plan lounge
- Dining room leading to conservatory
- Three piece bathroom
- Front drive parking
- Rear sun catching garden
- Viewings available upon request



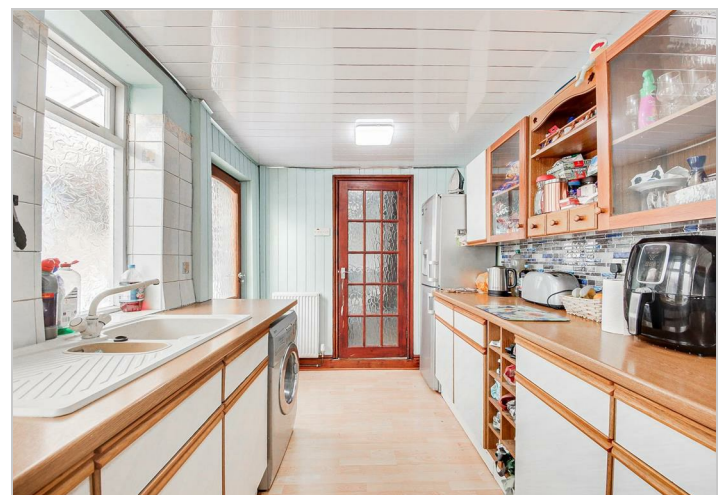
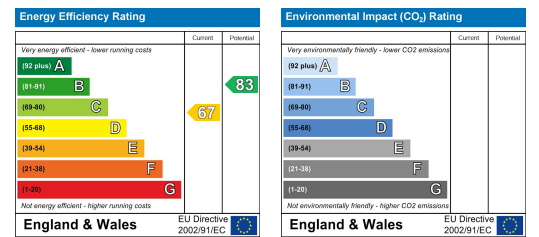
## Floor Plan



## 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.