



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Railway Avenue

Southport, PR9 8BA

**Offers Over £190,000**

Flexi Agent are proud to promote this exceptional family home, situated in a prime residential location. Situated off Station Road in Banks, this property is conveniently located to enjoy easy access into Banks village, the bypass offering great access to Preston & the nearby motorway links, as well as Southport Town Centre, only being a short drive away.

The property briefly comprises; entrance hallway, living room, a breakfast kitchen, bathroom and store room to the ground floor. The first floor offers three well proportioned bedrooms.

Externally, ample driveway parking is available to the front of the property and the rear offers a generously sized, sun-catching garden, perfect for entertaining and family activities.

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

Viewing is available immediately by appointment.

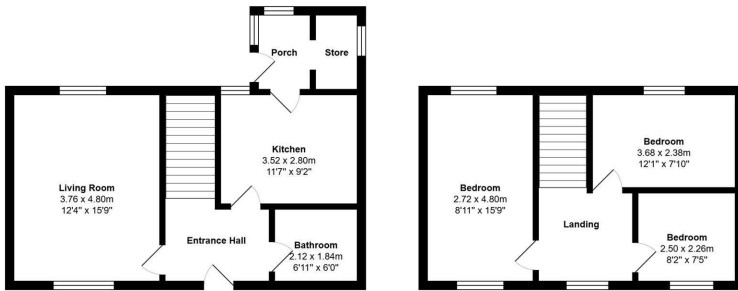
- Three bedrooms
- Semi-detached
- Modern presentation throughout
- Great family home
- Stylish kitchen
- Ample driveway parking
- Generously sized rear garden
- Excellent location
- Within easy access of the motorway, ideal for commuters
- Viewing is available immediately by appointment

### 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.



## Floor Plan

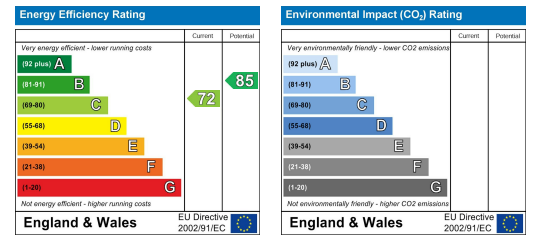


Total Area: 86.1 m<sup>2</sup> ... 926 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## 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.