



# FLEXIAGENT

Market Leading, Independent Estate Agents



Church Road  
Southport, PR9 8ET

**Offers In The Region Of £200,000**

Flexi Agent is delighted to present this beautifully refurbished two/three-bedroom semi-detached property, located in the charming village of Banks, near Southport. Church Road offers a modern and comfortable home, ideal for contemporary living. The area is served by several primary and secondary schools, providing educational options for families and close to the amazing Arden College. The property benefits from easy access to the A570, facilitating straightforward routes into Southport town centre and surrounding areas.

Upon entering, you are welcomed by a hallway leading into a cosy front living room. To the rear, the property opens into a spacious lounge and dining area, providing an excellent space for both relaxation and entertaining. The modern kitchen is fitted with sleek cabinetry and high-quality appliances, while an adjacent utility room adds extra storage and convenience. Additionally, a rear W/C and shower room enhance the home's practicality.

The first floor features two well-proportioned double bedrooms. There is an additional study space on this floor. The contemporary family bathroom is designed with stylish fixtures and fittings, completing the first-floor living space.

Externally, the property benefits from a private driveway with parking for 2-3 cars. The rear garden offers a secluded outdoor area, perfect for enjoying the outdoors in privacy.

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.

- Two/ Three bedrooms
- Semi Detached, circa 1229 sqft
- Located in Banks
- Nicely presented kitchen
- Spacious lounge
- Breakfast bar in the utility room
- Downstairs shower room and three piece family bathroom
- Private rear garden
- Off road parking for multiple vehicles
- Viewings available upon request



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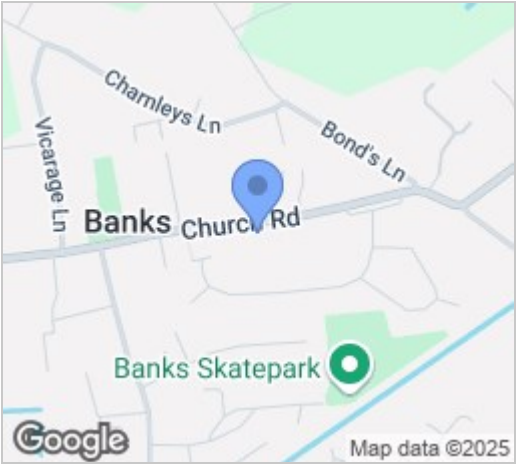
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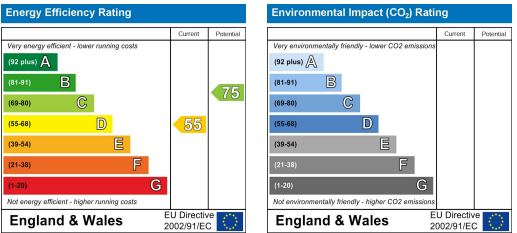
Floor Plan



Area Map



Energy Efficiency Graph



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