



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Dunlin Grove

Southport, PR9 8RS

**Offers In The Region Of £350,000**

Flexi-Agent are delighted to present this superb **THREE DOUBLE BEDROOM DETACHED** home to the open market. Situated in the highly sought-after rural village of Banks, this charming property lies at the end of a quiet, tree-lined cul-de-sac. It enjoys close proximity to a range of local amenities, excellent transport links, and beautiful countryside walks and views.

On the ground floor, the property features a welcoming storm porch that leads into a spacious entrance hallway. The front lounge is bright and inviting, with a charming bay window that adds character and natural light. To the rear, the generous open-plan kitchen and dining area offers a fantastic space for family living and entertaining, with sliding doors that open out to the garden. There is also a separate utility room and a convenient ground floor WC.

Upstairs, the property comprises three generously sized double bedrooms. The master bedroom benefits from a bay window and its own private ensuite shower room. The additional bedrooms are equally well-sized and are served by a well-presented three-piece family bathroom.

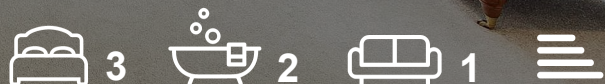
Externally, the home offers driveway parking to the front along with a garage for additional storage. The rear of the property features a charming courtyard-style garden that includes an undercover entertainment area with windbreaks, a garden shed, and a sun-catching lawn—perfect for relaxing or hosting guests.

Viewings available upon request.

### Viewing

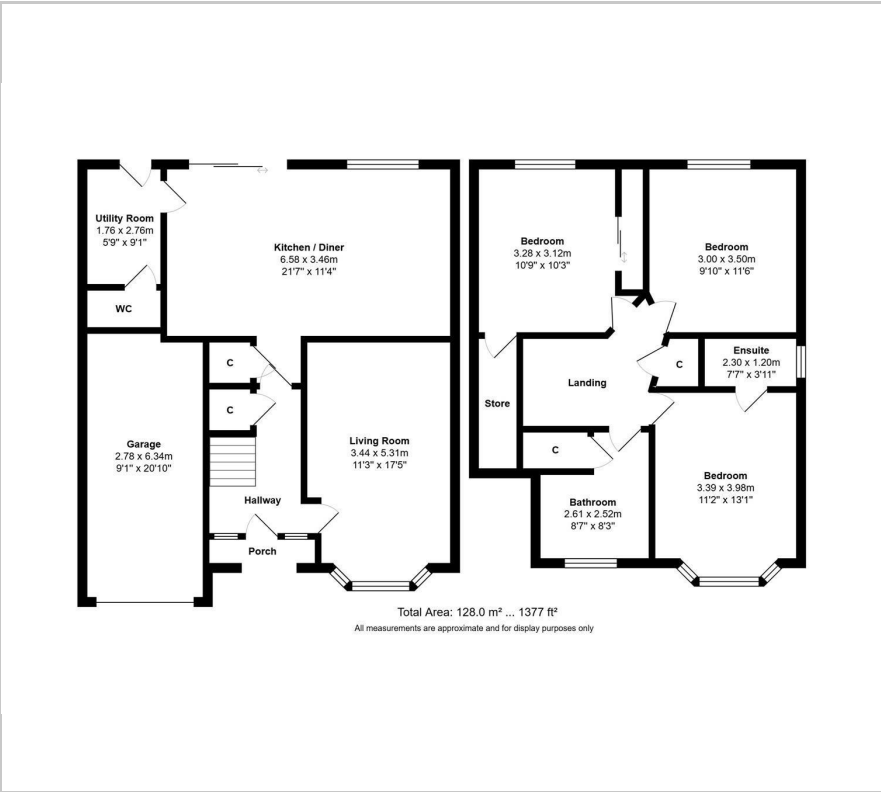
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Three double bedrooms
- Circa 1344 square foot
- Detached
- Front lounge with a bay window
- Spacious family kitchen diner
- Master featuring bay window & ensuite
- Nicely presented three piece family bathroom
- Front driveway parking & garage
- Rear sun catching garden & entertainment area
- 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 firms employment has the authority to make or give any representation or warranty in respect of the property.