



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Ribble Avenue

Southport, PR9 8NA

**Offers In Excess Of £170,000**

Flexi-Agent is delighted to present this three-bedroom end-terraced property to the open sales market. Located in the popular residential area of Crossens, the home is ideally positioned close to a wealth of local amenities, including several highly regarded schools within walking distance. The property also offers easy access to the A565, providing convenient routes to and from Southport town centre. Available with no onwads chain

The ground floor briefly comprises a welcoming entrance hallway, a well-proportioned living room, a modern kitchen, and a stylish three-piece bathroom.

To the first floor, three generously sized bedrooms, ideal for families or those seeking additional space.

Externally, the property benefits from off-road driveway parking and a private, sun-catching rear garden—perfect for relaxing or entertaining.

Viewings available on request.

Freehold  
Council Tax Band B

Mobile coverage  
EE

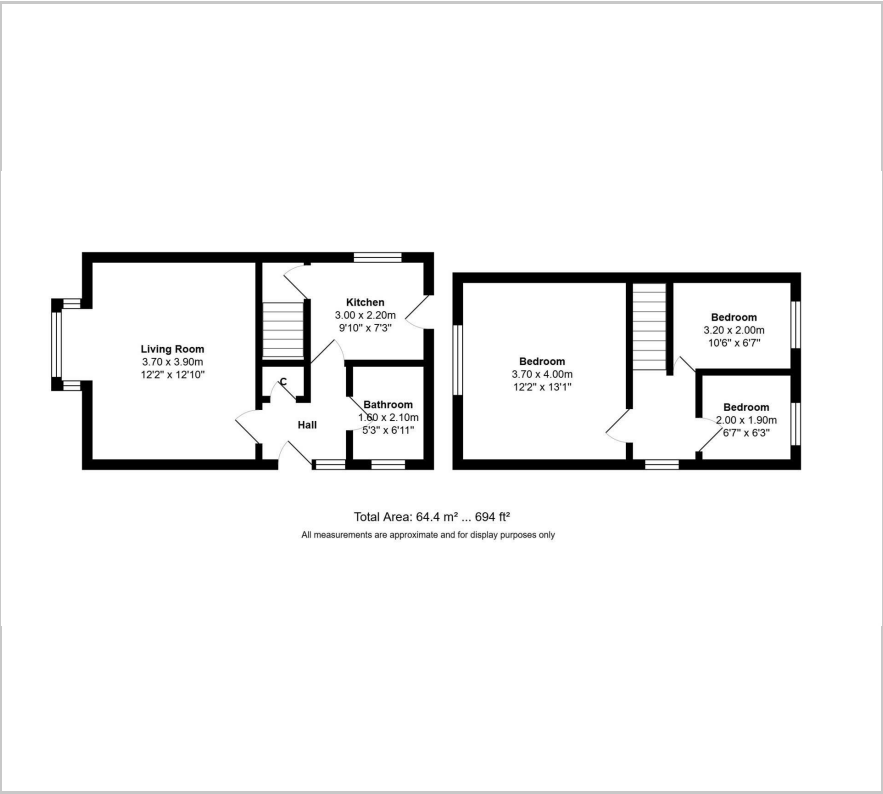
### Viewing

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.

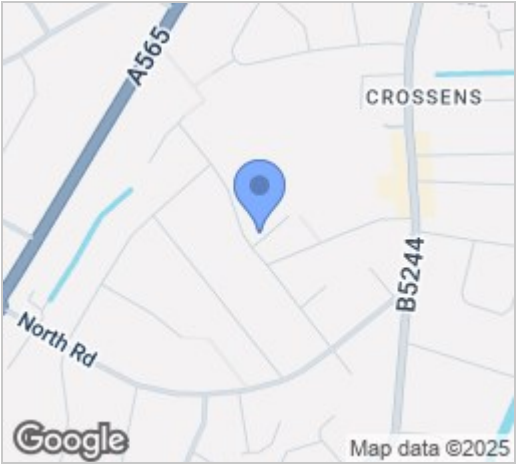
- Three bedroom
- End Terrace
- Circa 694 sqft
- NO ONWARDS CHAIN
- Ideal first time buy
- Nicely presented living room
- Modern kitchen
- Off road parking available
- Sun catching rear garden with plenty of potential
- Viewings available upon request



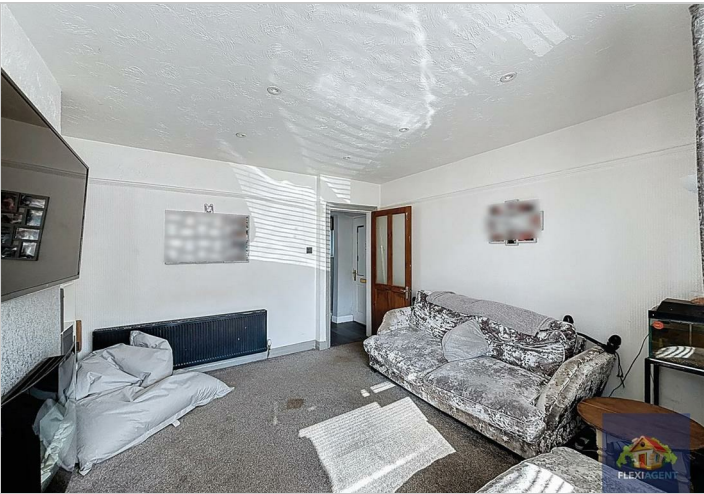
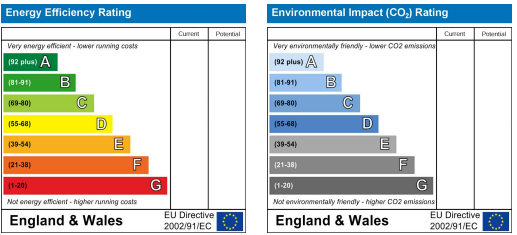
Floor Plan



Area Map



Energy Efficiency Graph



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