



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Aveling Drive

Southport, PR9 8BJ

**£1,200 (From) Per Month**

Flexi-Agent are delighted to present this fantastic three bedroom semi-detached family home, situated in a quiet residential cul-de-sac position in Banks. The property is light & airy, spacious and is an ideal first time/family purchase! Banks Village is home to a host of amenities, including restaurants, bars, convenience stores and transport links.

The property is available soon and would make an ideal home for a family. It briefly comprises; Entrance porch and welcoming hallway, generous lounge with double doors leading to a good sized conservatory with a door leading to the rear garden, spacious 20ft living/diner full of natural light and an ample modern fitted kitchen with a breakfast bar. The first floor comprises of three double bedrooms, family bathroom and a separate WC.

The loft space has also been converted into a useable space which is accessed via a pull down ladder.

Externally a generous sun catching garden with both laid to lawn and patio areas and ample driveway parking.

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

Deposit £1384.61

- Available on 19th June
- Semi detached
- Three bedrooms
- Spacious throughout
- 20ft living dining room
- Conservatory
- Sought after location
- Converted loft space
- Family Home
- Viewings available on 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.

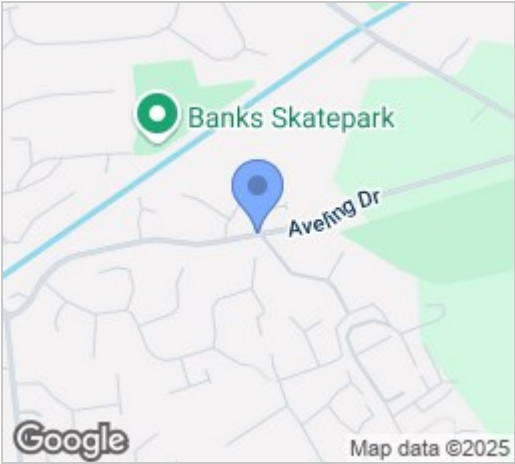




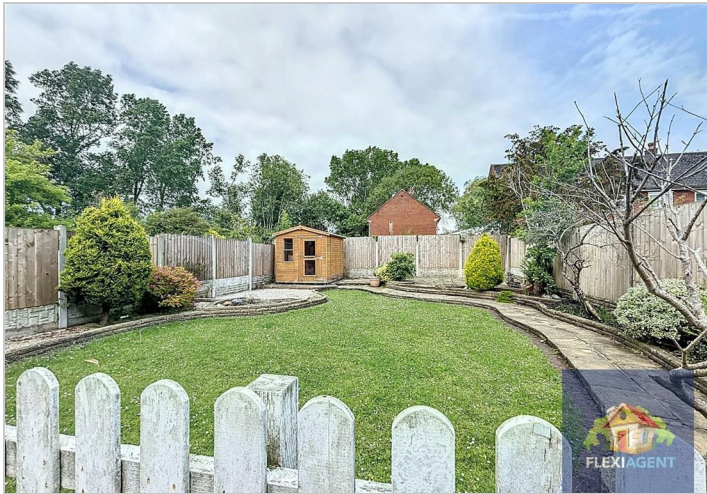
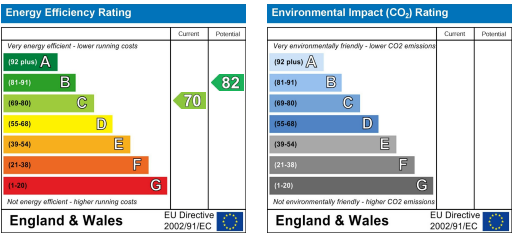
Floor Plan



Area Map



Energy Efficiency Graph



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