



Aveling Drive

Southport, PR9 8SJ

£375,000

Flexi Agent is proud to present this four bedroom detached property to the open sales market. The property is on Aveling Drive in Banks, Southport and is surrounded by stunning countryside views. The property is just off the A565 which leads to Southport Town Centre which has a wide variety of local bars, cafes, restaurants, shops and amenities.

The ground floor of the property briefly comprises a welcoming hallway, with a WC, a spacious front lounge, a generous open plan kitchen/diner with bi folding doors and modern appliances, a large utility room and an integrated garage.

The first floor of the property boasts a spacious landing, four well portioned bedrooms with the master benefitting from an en suite shower room and a wardrobe, a cupboard for extra storage and a family bathroom completes this floor.

Externally, the property offers driveway parking for multiple vehicles and includes a 7.2kW electric vehicle charging port. To the rear, you'll find a delightful sun-catching garden, complete with a patio area directly accessible from the kitchen/diner — ideal for outdoor dining and relaxation.

Additionally, half of the loft has been converted into practical storage space. The south-facing roof also presents an excellent opportunity for the installation of solar PV panels.

Viewings available upon request

- Four bedrooms
- Detached
- Circa 1396 sqft
- Modern throughout
- Spacious front lounge
- Generous kitchen/diner
- Utility room and an integrated garage
- WC, family bathroom and a master en suite
- Sun catching rear garden
- Viewings available upon request

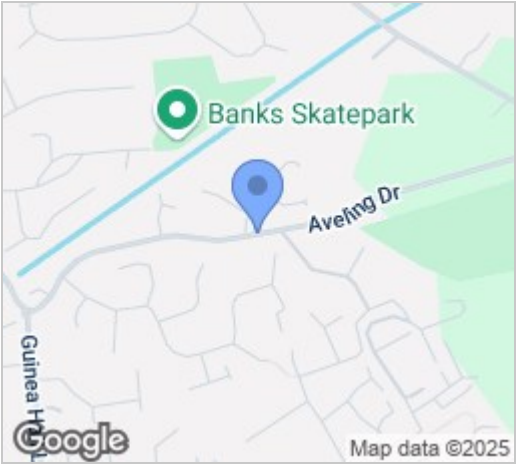
Viewing

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

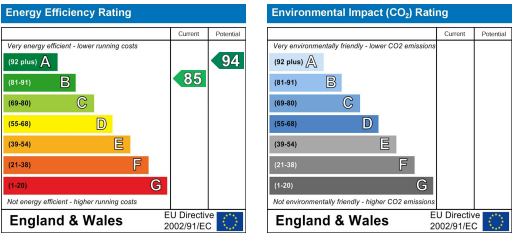
Floor Plan



Area Map



Energy Efficiency Graph



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.