



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Banks Road Southport, PR9 8JL

### Offers In Excess Of £190,000

Flexi-Agent is delighted to present this beautifully maintained two-bedroom, semi-detached house with river access to the open sales market. Located in the semi-rural area of Banks, the property is ideally situated with a wealth of local amenities nearby, easy access to Southport town centre and Preston via local bus links, as well as stunning rural views and country walks. Perfect for those who enjoy outdoor activities, this charming house offers a riverside location ideal for rowing, paddle boarding, or simply soaking in the tranquil surroundings.

The ground floor of the property features an entrance porch leading into a spacious lounge/diner that benefits from an abundance of natural light. The well-appointed grey kitchen comes with integrated appliances, providing a modern and functional space.

The first floor is home to two double bedrooms, one of which boasts a large storage cupboard. A separate storage cupboard is located on the landing, while the beautifully presented four-piece bathroom completes the floor.

Externally the property offers driveway parking and a utility area to the side. To the rear, you'll find a sun room, a summer house, and a sun-soaked garden that backs directly onto the river, providing the perfect space for relaxation or outdoor entertainment.

Viewings available upon request.

- Two Double bedrooms
- Semi-Detached
- Circa 1165 sqft
- Beautiful riverside views from the rear garden
- NO ONWARDS CHAIN
- Large open plan lounge / diner
- Modern kitchen with integrated appliances
- Stunning four piece bathroom
- Sun catching rear garden with a sun room
- 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.



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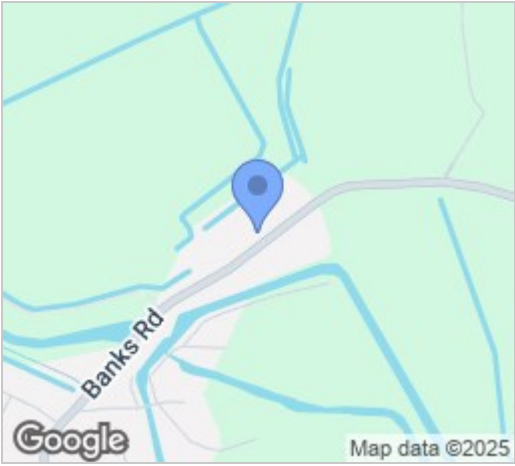
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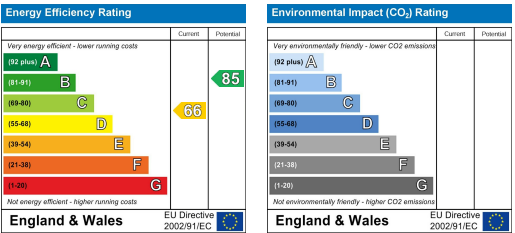
Floor Plan



Area Map



Energy Efficiency Graph



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