



# FLEXIAGENT

Market Leading, Independent Estate Agents



Station Road  
Southport, PR9 8BB

**Offers In Excess Of £400,000**

Flexi-Agent is delighted to present this stunning four-bedroom, detached family home to the open sales market. Situated in the sought-after semi-rural village of Banks, this property is just moments away from a wealth of local amenities, including bars, shops, and schools. Having undergone extensive work over the past two years, this property is ready to become a fantastic family home.

The ground floor briefly comprises a welcoming entrance hallway with an internal door leading to the garage. Double doors open into the spacious lounge, an open-plan kitchen/diner, which is equipped with top-of-the-range built-in appliances, including a dishwasher, microwave, fridge freezer, and oven. The kitchen/diner opens up to both the rear garden and a sunroom. The sunroom is fully insulated, fitted with blinds, and can be enjoyed year-round. Additionally, the ground floor features a convenient utility laundry room and a downstairs WC.

The first floor features four double bedrooms, all with fitted wardrobes and fan lights for added comfort and convenience. The master bedroom benefits from an en-suite shower room, while a four-piece family bathroom completes this floor.

Externally, the property boasts gated driveway parking for multiple vehicles. The rear garden is beautifully landscaped and benefits from plenty of sunlight, making it perfect for outdoor living. There is also a home office/summer house, which is fully equipped with electricity, double insulation, cedar wood construction, double glazing, and vinyl flooring.

This property is equipped with full CCTV and alarm systems, new windows upstairs and in the kitchen, recently

- Four bedroom, Detached, circa 1802 sqft
- Expansive open plan kitchen with top of the range appliances
- Beautifully arranged lounge with a feature fireplace
- Four well-proportioned DOUBLE bedrooms
- Cosy sun room that can be used year round
- New bathrooms throughout
- Professionally landscaped rear garden
- Premium patio terrace and luxury powered summer house
- Private gated driveway for multiple vehicles
- Viewings available upon request

## Viewing

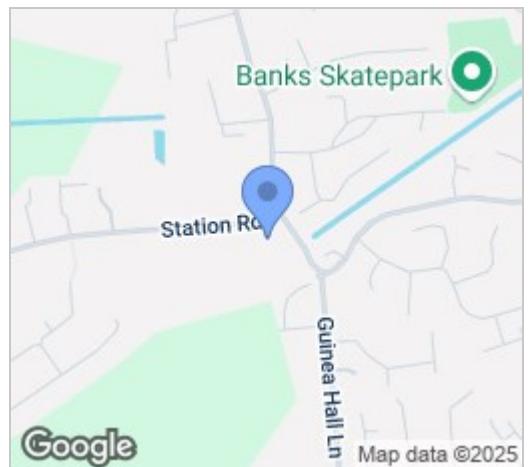
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



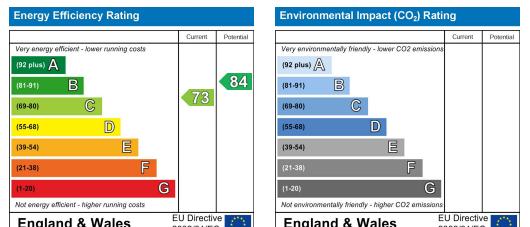
## Floor Plan



## 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.

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