



**21, Sherbrook Drive, Southport, PR9 8SP**

Asking Price £360,000

*David  
Davies* *Collection*



## 21, Sherbrook Drive, Southport, PR9 8SP

- EPC: B
- Freehold
- Large Modern Kitchen Diner
- Four Bathrooms
- Bi-fold Doors
- Council Tax Band: E
- Newly Built Detached Property
- Four Bedrooms
- Stunning Rear Garden
- Excellent Location

David Davies Sales & Lettings Agent are delighted to welcome to market this immaculately presented four bedroom detached family home which was recently built in 2022. Located in a sought after semi-rural village of Banks, which is moments away from an a wealth of local amenities, including bars and shops, local schools with great transport links to Southport town centre.

The property has stunning curb appeal and the ground floor briefly comprises; Welcoming entrance hall with under stairs storage cupboard, spacious lounge with bay fronted window, a large, bright modern kitchen/dining room with bi-fold doors opening onto the rear garden and integrated appliances such as oven, microwave, dish washer, fridge freezer and gas hob, a separate utility room and WC for convenience. Finally, there is an internal entrance to the garage which is the ideal space for storage or a home gym.

To the first floor the property presents four impressively sized bedrooms three of which are double bedrooms and having fully fitted wardrobes. The master bedroom has a lovely shower room en-suite facility with the two other doubles sharing a 'Jack & Jill' shower room. The first floor is completed by the white three-piece family bathroom.

Externally the property offers a driveway for off road parking to the front with access into the garage. Towards the rear is a generously sized garden with a fully secure fence surrounding the area.

All carpets, blinds, curtains, and light fittings will be included within the property price.

Service Charge is £149.00 per year which covers the up keep of the external communal grounds.

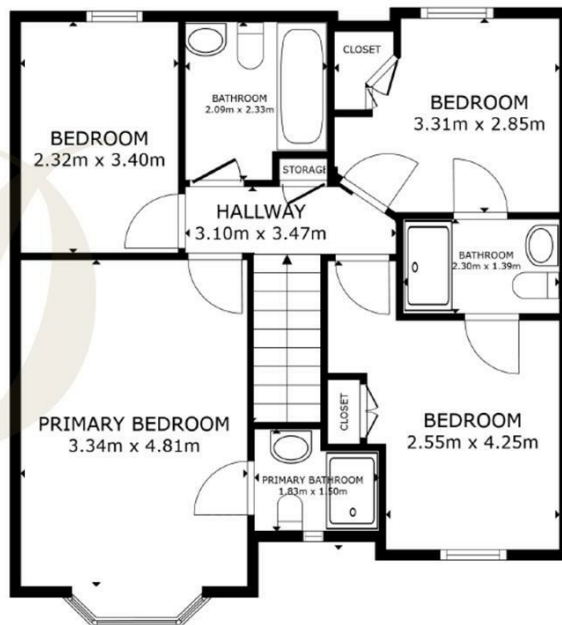
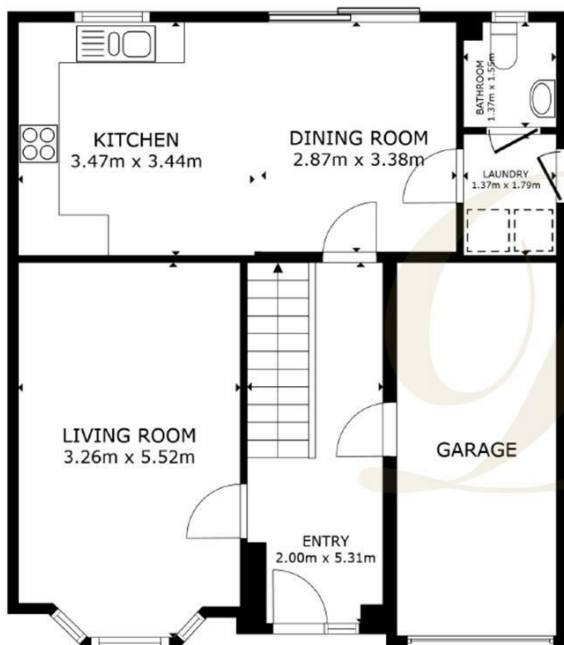
EPC B











**David Davies**

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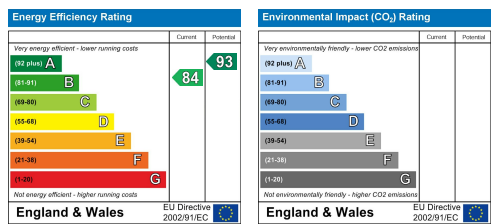
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