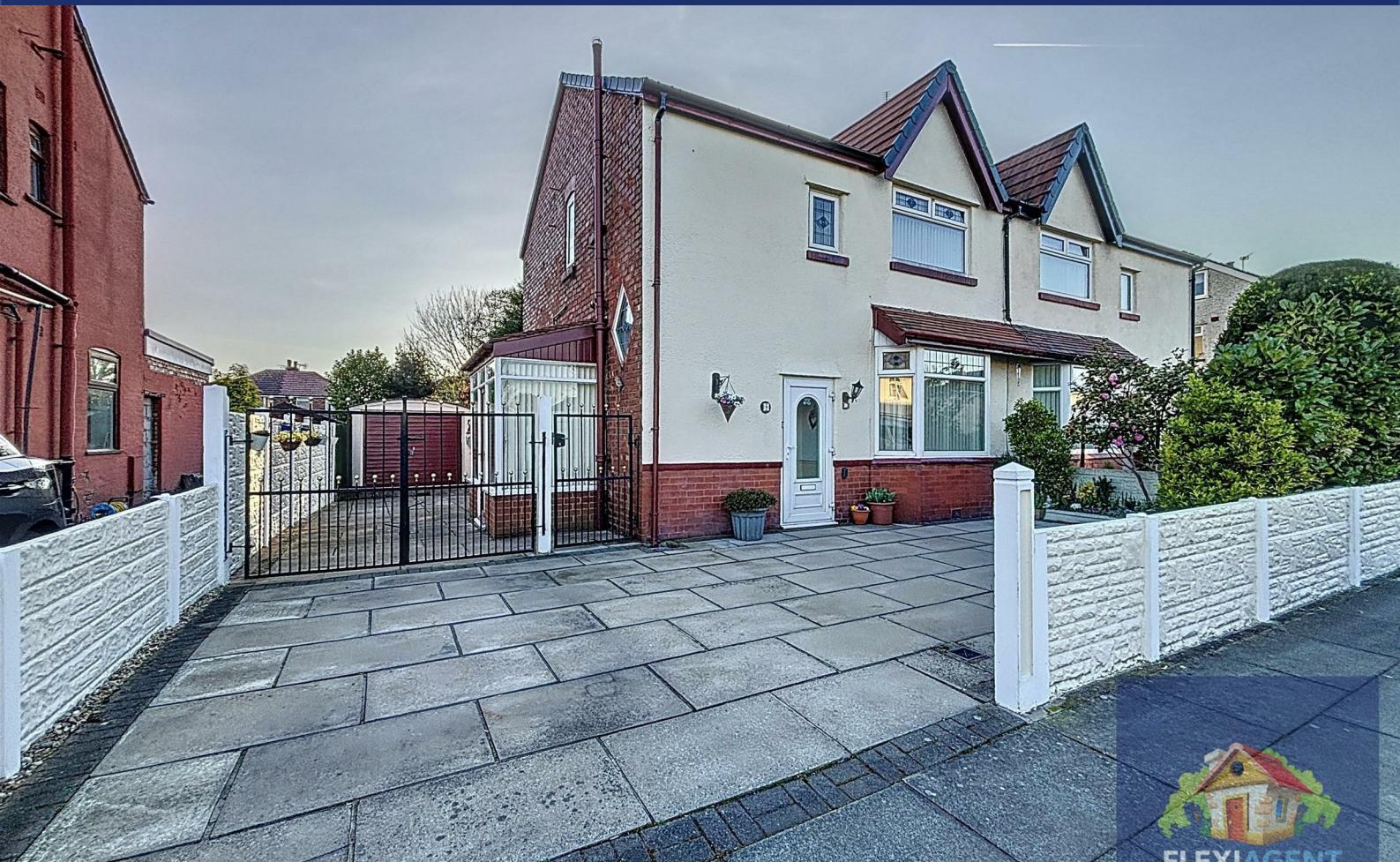




# FLEXIAGENT

Market Leading, Independent Estate Agents



**Ribble Avenue**  
Southport, PR9 8LZ

**Offers In Excess Of £180,000**

Flexi-Agent is delighted to present this two-bedroom semi-detached property to the open sales market. Located in Crossens, the property is surrounded by a wealth of local amenities, with several excellent schools just a short walk away. It also offers easy access to the A565, providing convenient routes in and out of Southport town centre.

The ground floor briefly comprises a front entrance porch and hallway, leading into the open-plan lounge/diner, which benefits from two bay windows—one to the front and one to the rear. The kitchen is well-presented, featuring modern integrated appliances, and offers access to a side porch that leads to the driveway and garden.

The first floor includes a spacious master bedroom, a second bedroom, a separate WC, and a nicely presented two-piece shower room.

Externally, the property offers ample driveway parking, gated access to the side, and a detached garage. A lovely, south-facing rear garden completes this property.

Viewings available upon request.

Council tax band B  
Freehold  
EPC D

## 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.

- Two bedroom, Semi Detached, circa 951 sqft
- Open plan lounge / diner with two bay windows
- Well presented kitchen with modern appliances
- Kitchen offers side access to the driveway / garage
- Large master bedroom
- Separate WC and two piece shower room
- Detached garage to the rear
- Ample driveway parking and gated access to the rear
- South facing rear garden
- Viewings available upon request



2



1

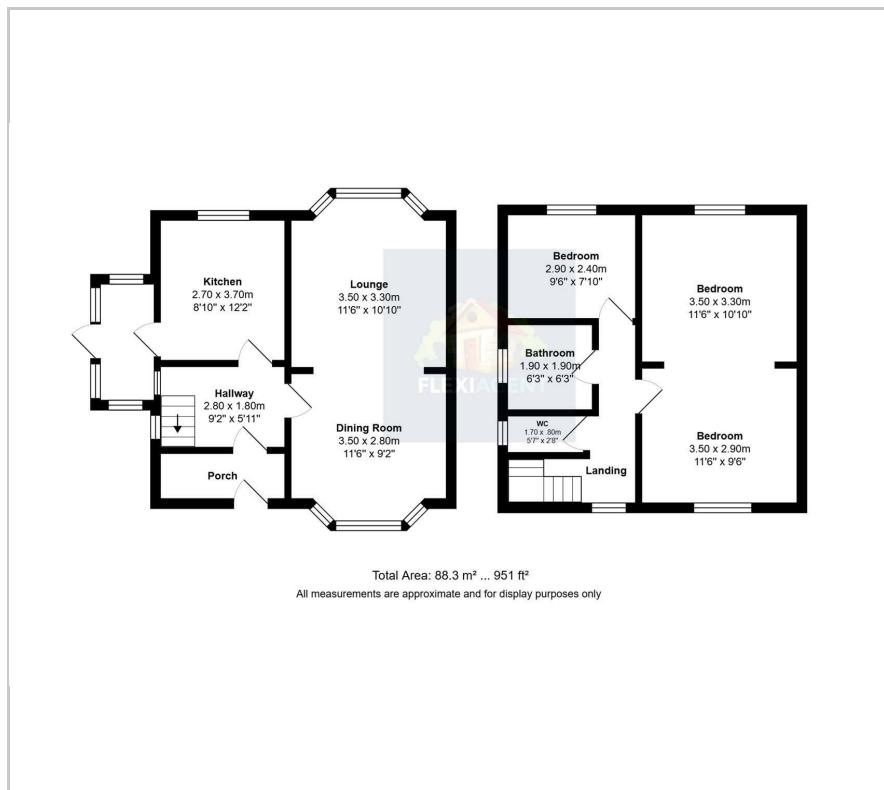


2



D

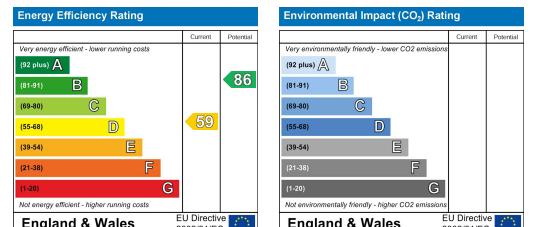
## Floor Plan



## 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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