



FLEXIAGENT

Market Leading, Independent Estate Agents



Knowle Avenue

Ainsdale, Southport, PR8 2PB

Offers In Excess Of £550,000

Flexi-Agent are pleased to offer this beautifully presented THREE DOUBLE BEDROOMS DETACHED extended & remodelled property to the open market in a very sought after pocket of Ainsdale. Located a short walk from boutiques, wine bars & eateries in Ainsdale Village, short distance from Ainsdale Beach, dunes & great nearby transport links.

The property briefly comprises of; large entrance hall, WC, rear lounge with sliding doors to the rear, open plan kitchen diner with sliding doors to the rear, separate utility room.

The first floor briefly comprises of three double bedrooms with master featuring custom hand made walk in wardrobe leading to ensuite, four piece family bathroom.

Externally the property offers front gated driveway & garage, to the rear offers a courtyard entertainment area followed by a SOUTH FACING sun catching garden.

KEY FEATURES

- High spec German designed kitchen with instant hot water tap.
- Open plan kitchen dining perfect for entertainment and indoor/outdoor living
- Hand made staircase

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.

- Three double bedrooms
- Detached, circa 1676 sqft
- Leasehold: Peppercorn
- Three reception rooms
- Open plan kitchen diner
- Utility room
- Four piece bathroom & ensuite
- Gated driveway parking
- Rear courtyard & south facing sun catching garden
- Viewings available upon request



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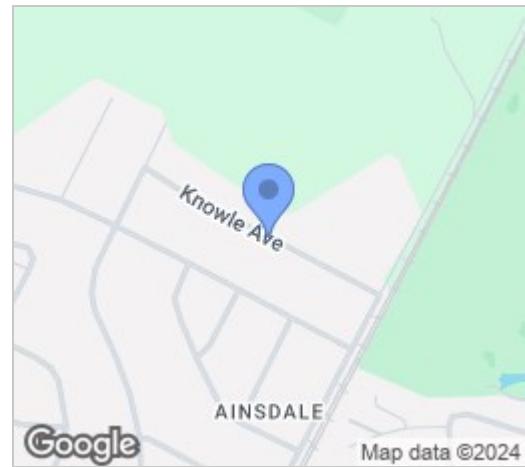
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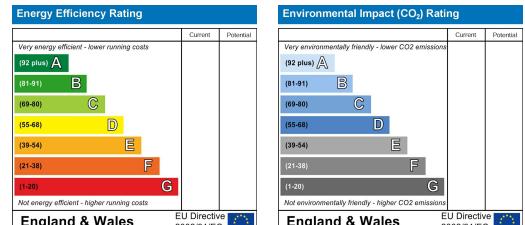
Floor Plan



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.

Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE

Tel: 01704 889455 | Email: sales@flexi-agent.co.uk | Website: www.flexi-agent.co.uk