



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Knob Hall Lane

Southport, PR9 9QS

**£350,000**

Flexi-Agent are delighted to present this three bedroom, detached bungalow to the open market. Located in the sought after residential area of Churchtown, it's within a short walk to Churchtown Village and the Botanic Gardens, close to excellent schools, has easy access in and out of Southport Town Centre via the A565 with a brilliant bus route service. The location is also surrounded by a wealth of local amenities including many shops, restaurants and bars.

This fantastic property briefly comprises: entrance porch, hallway, three bedrooms, well presented four piece bathroom, spacious lounge with double doors into dining room with natural light & sliding doors into a bright and well presented conservatory, modern shaker kitchen & utility room.

Externally to the front, sizeable private driveway to the front, detached garage, sun catching garden at the front & rear of the property as well as paved / decked entertaining area to the rear as well.

Early inspection of the is property is highly recommended to fully appreciate what's on offer.

Viewings available upon request.

Freehold  
Council Tax Band D  
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.

- Three bedroom detached bungalow
- Spacious lounge
- Dining room with natural light
- Well presented conservatory
- Modern shaker kitchen
- Four piece bathroom
- Sizeable private driveway to the front
- Sun catching garden at the front & rear
- Entertaining area to the rear
- Viewings available upon request



3



1



2



D



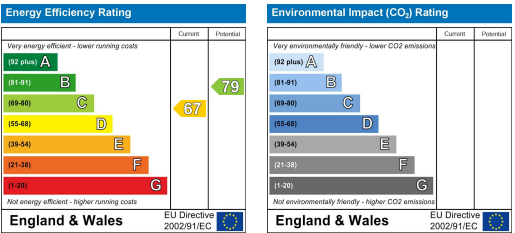
Floor Plan



Area Map



Energy Efficiency Graph



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