



# FLEXIAGENT

Market Leading, Independent Estate Agents



## New Lane Southport, PR9 8LN £700,000

Flexi-Agent are delighted to offer this well presented semi rural FIVE bedroom detached house to the open market that offers peace, quiet & tranquillity in the bucket loads. This amazing property is only a short drive away from Churchtown village, great scenery for those dog walks or exercise days. Public transport links into Southport & Preston via the A565.

Churchtown village is a mere five minute drive away and Southport town centre ten minutes away!

To the ground floor this property briefly comprises of, breath-taking welcoming porch followed by a welcoming hallway, study room, WC, entrance to garage, utility room, large kitchen/diner with integrated appliances & granite kitchen tops, kitchen pantry, spacious living room with plenty of natural light & log burner fire place.

The first floor, offers four amazing bedrooms with two having ensuites, four piece bathroom with free standing bathtub.

The second floor, offers the master bedroom with a large ensuite & views looking out from the free standing bathtub, two dressing rooms.

Externally, the property boasts a large stone laid driveway, two car garage with electric door, plenty of green sun catching garden to the front and rear.

Early viewings are a must to really appreciate this amazing property.

### 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.

- Detached FIVE bedroom house
- Well presented entrance porch with stain glass windows
- Large living room with log fire burner
- Spacious kitchen/diner with double doors to the rear
- Pantry storage
- Four piece bathroom offering free standing bathtub
- Master bedroom with views from ensuite
- Large sun catching garden
- Gated driveway parking for a number of cars & private garage
- Viewings available upon request



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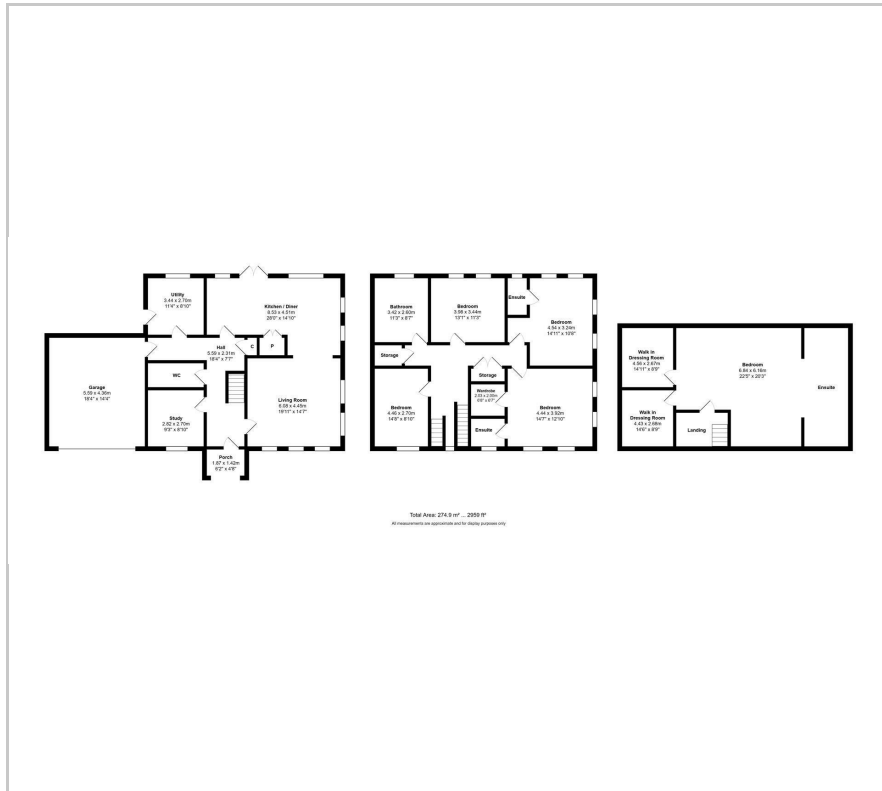


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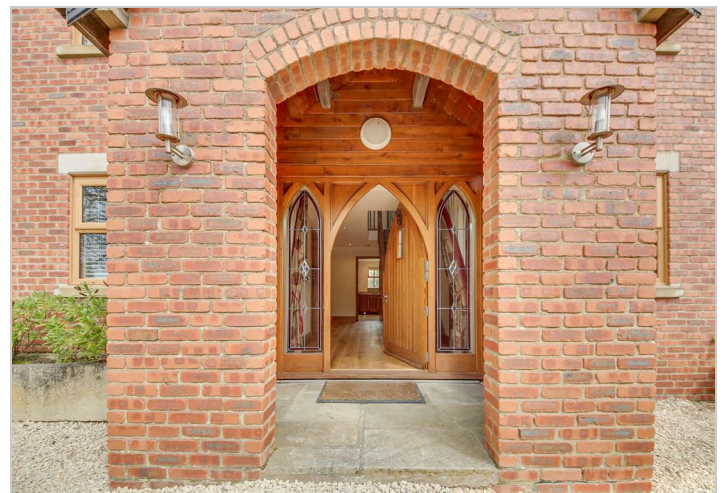
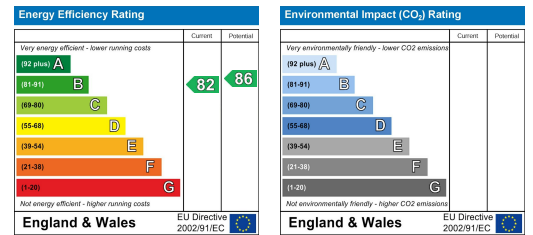
## Floor Plan



## Area Map



## Energy Efficiency Graph



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