



FLEXIAGENT

Market Leading, Independent Estate Agents



Pool Hey Lane

Southport, PR9 8AB

Offers In Excess Of £600,000

APPROXIMATELY 1.16 ACRES Flexi Agent are delighted to present this detached TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW to the open sales market. Rarely do opportunities like these come to market, offering excellent improvement potential, whilst being situated on such a generously sized plot.

The land, formerly used as a scrapyard and outbuildings extends to approximately 1.16 acres, so the plot offers exceptional potential. New House Farm comprises of a detached true bungalow, extending to over 1,100 square feet of living accommodation, with dedicated vehicular access off Pool Hey Lane, in addition to a substantial garden plot surrounding.

The property briefly comprises of, entrance porch, nicely presented kitchen diner, spacious lounge, four piece bathroom & two double bedrooms.

Externally the property offers an extensive driveway, detached garage and a large outbuilding which also offers conversion opportunities subject to the usual permissions.

Viewings available upon request.

Freehold
EPC F
Council tax band E

- Two double bedrooms
- Detached bungalow sat in circa 1.16 acre plot
- Freehold
- Semi rural
- Spacious lounge
- Nicely presented kitchen diner
- Four piece bathroom
- Driveway parking
- Expansive outbuilding
- 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.



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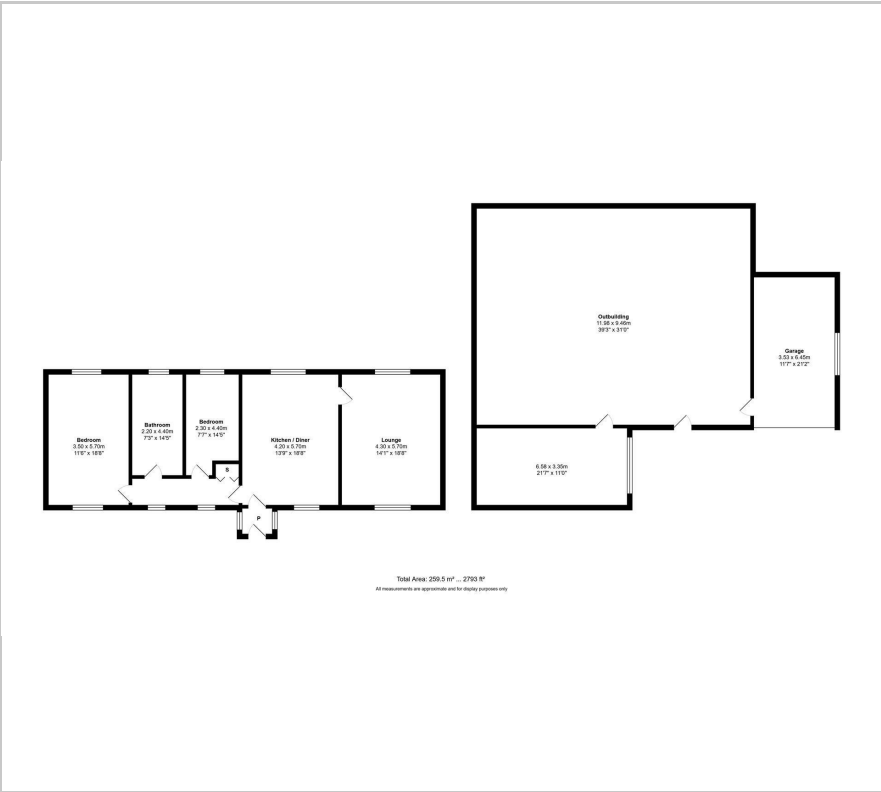


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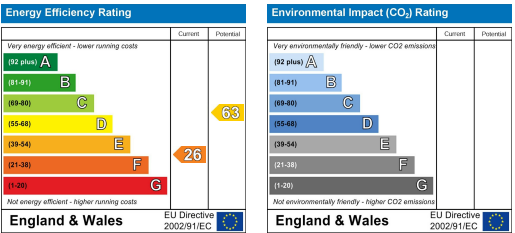
Floor Plan



Area Map



Energy Efficiency Graph



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