



23 Knob Hall Lane, Southport, PR9 9QS
'Offers Over' £300,000
'Subject to Contract'

This popular 'Howard Built' detached true bungalow offers an idyllic retreat for those seeking comfort and convenience. Tucked away from the hustle and bustle yet conveniently located within close proximity to the historic Village of Churchtown & the plentiful facilities of nearby Fylde Road. Internally the deceptive living accommodation has been very well planned throughout providing a generous entrance hallway leading to the main living accommodation which includes; Living room open plan to dining area, modern style fitted kitchen, utility room three double bedrooms and modern bathroom suite with separate Wc. Both the rear bedrooms provide a perfect retreat to enjoy the peace and tranquility of the private landscaped gardens! The private gardens are a definite feature, providing off road parking for numerous vehicles and leading to a garage at the rear. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities located at nearby Fylde Road and Churchtown Village. For commuters, Southport Town Centre provides convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families, retirees and professionals.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Side Entrance Vestibule

Upvc double glazed outer door, tiled flooring and glazed inner door with side window leading to...

Entrance Hall

Built in cupboard to one wall, woodgrain laminate flooring and door leads to...

Lounge/ Dining Area - 5.84m x 6.5m (19'2" into bow bay and reducing to 10'5" x 21'4" overall into recess)

Upvc double glazed bow bay and single window to front. Dining area open plan to living room with Upvc double glazed side window and woodgrain laminate style flooring.

Kitchen - 2.72m x 3.18m (8'11" x 10'5")

Upvc double glazed door and window to side, range of built in shaker style white units with cupboards and drawers, wall cupboards and working surfaces including single bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring gas hob part wall tiling and extractor over. Space is available for free standing fridge freezer and door leads to...

Utility Room - 1.7m x 1.85m (5'7" x 6'1")

Upvc double glazed side window with working surfaces concealing plumbing for washing machine and space for free standing fridge. Airing cupboard houses hot water cylinder and shelving.

Wetroom/WC - 1.68m x 2.18m (5'6" x 7'2")

Opaque Upvc double glazed window with wet area including 'Mira' electric shower, low level WC and wash hand basin including part wall tiling and extractor. Wash hand basin.

WC - 1.7m x 6.38m (5'7" x 20'11")

Upvc double glazed side window with low level WC, wash hand basin and woodgrain laminate style flooring.

Bedroom 1 - 4.24m x 3.63m (13'11" x 11'11" to rear of wardrobes)

Double bedroom with Upvc double glazed window overlooks gardens.

Bedroom 2 - 3.43m x 2.74m (11'3" x 9'0")

Double bedroom with Upvc double glazed patio style doors opening to rear garden.

Bedroom 3 - 3.61m x 3.15m (11'10" x 10'4")

Double bedroom with Upvc double glazed window to side.

Outside

Flagged driveway access provides off road parking to front for numerous vehicles with loose stone borders established plants and shrubs. Flagged sideway access continues to a garage at the rear accessed via up and over door and measuring 17'9" x 8'11" to include electric light and power supply. The rear garden is extensive with flagged patio, lawn and well established borders with plants shrubs and trees and not directly overlooked.

Council Tax

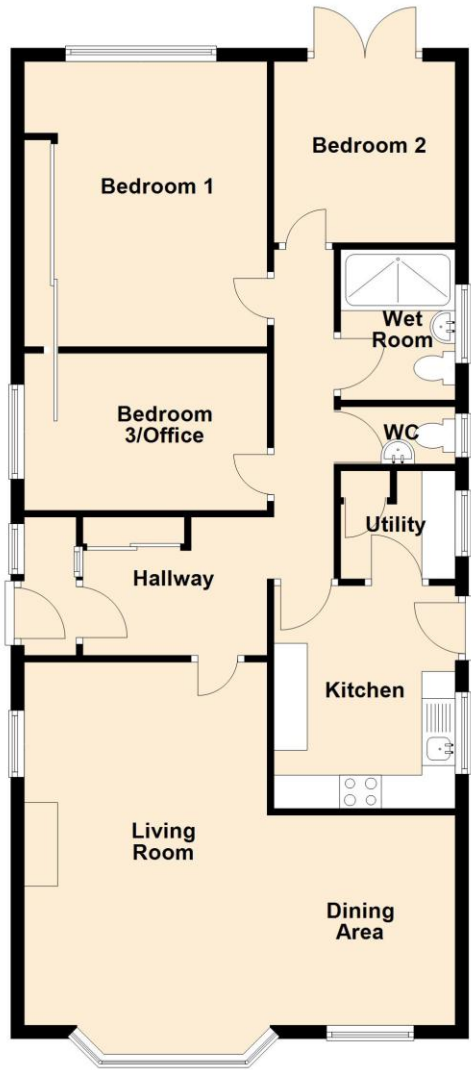
Sefton MBC band C.


Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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