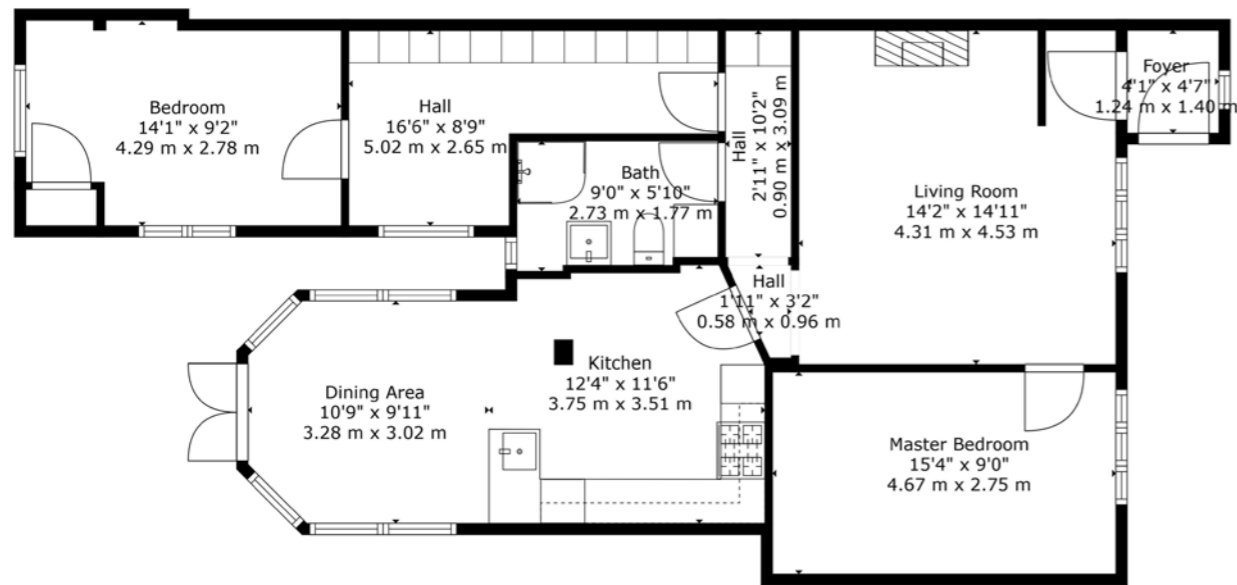




Southport: 01704 778668 Parbold: 01257 442789
 Ormskirk: 01695 570102 Chorley: 01257 241173
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TOTAL: 949 sq. ft, 88 m²
 FLOOR 1: 949 sq. ft, 88 m²
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Freehold.
 Council Tax Band: C.

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE QUALITY PROPERTY SPECIALISTS

Knob Hall Lane, Southport
 Asking Price £260,000



Arnold & Phillips are delighted to present a rare opportunity to acquire this stunning two-bedroom Fisherman's Cottage true bungalow, attractively situated along the coveted Knob Hall Lane in Churchtown, Southport. This versatile property boasts a charming chocolate box facade and surprisingly generous proportions throughout, making it an ideal choice for both working professionals and those seeking a luxury downsize.

Perfectly positioned within walking distance of a host of local amenities, this attractive property also enjoys excellent transport and commuter links.

The ground floor features a large main entrance hallway that leads to a spacious living room, centred around a feature fireplace and bathed in natural light from large picture windows.

The main dining kitchen features a range of wall, base, and tower units, integrated appliances, contrasting work-surfaces, and a breakfast bar. The kitchen flows seamlessly into a spacious sitting/dining area that overlooks the rear garden.

The property offers two generous double bedrooms, one at the front and one at the rear, both neutrally decorated and providing pleasant outlooks over the surrounding area. The internal accommodation is completed by a spacious modern family bathroom, which includes a corner shower, WC, and vanity wash hand basin, all finished in a contemporary tiled design.

Externally, the property boasts a particularly large rear garden with a substantial patio terrace, ideal for outdoor gatherings. The rear garden is turfed and bordered by a variety of established plants and shrubs, offering a serene outdoor retreat.

Extending to a generous 949 square feet and brimming with character and charm, internal inspection is highly recommended to fully appreciate all that this delightful property has to offer.



