



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Pool Hey Lane

Southport, PR9 8AB

**Guide Price £525,000**

\*\*\*FOR SALE BY AUCTION\*\*\*

\*\*\*AUCTION START TIME: 10AM THURSDAY 26th June 2025\*\*\*

\*\*\*AUCTION END TIME: 1PM THURSDAY 26th June 2025\*\*\*

GUIDE PRICE - £525,000

RESERVE PRICE - £577,500

\*\*\*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.

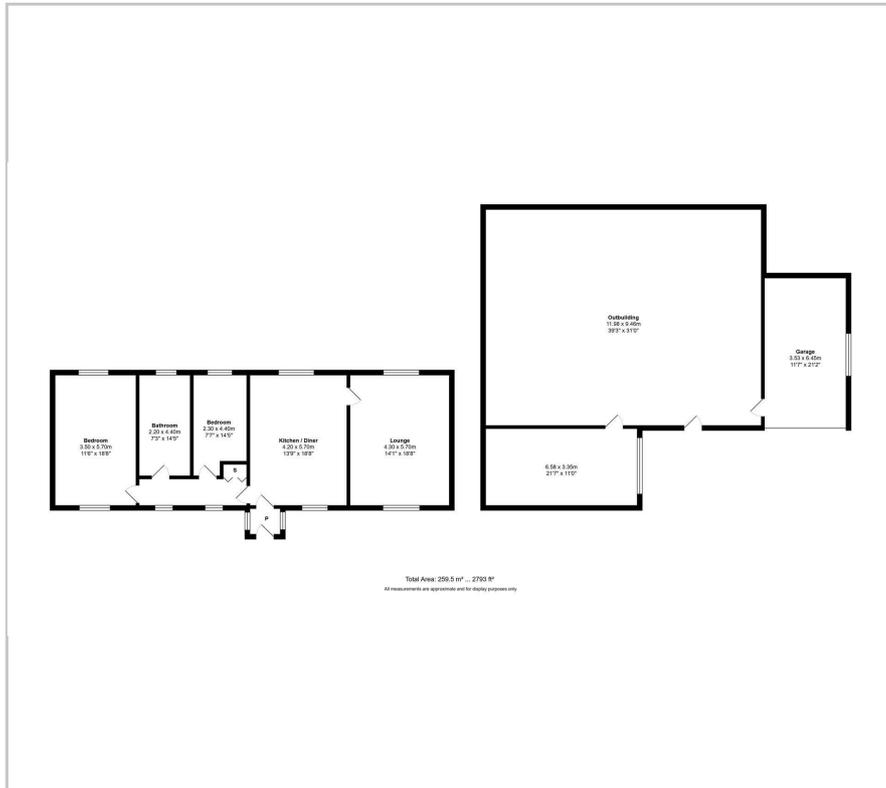
- Two double bedrooms
- Detached bungalow sat in circa 1.16 acre plot
- Freehold
- Semi rural
- Spacious lounge
- Nicely presented kitchen diner
- Four piece bathroom
- Driveway parking
- Expansive outbuilding
- Viewings available upon request

### 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.



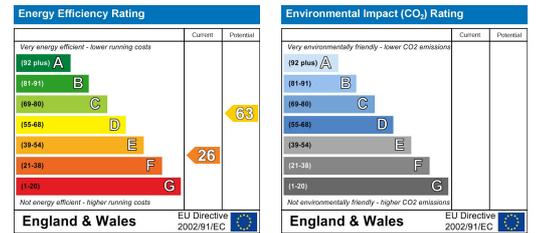
## Floor Plan



## Area Map



## Energy Efficiency Graph



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