


# 32 Knob Hall Lane
# Southport, PR9 9QS, £315,000
# 'Subject to Contract'

Situated in a popular residential location, this impressive semi-detached true bungalow has been thoughtfully modernised and improved throughout, offering stylish, contemporary accommodation ready for immediate occupation. Conveniently located close to Churchtown Village, with its speciality shops, cafés, restaurants and bars, together with the picturesque Botanical Gardens. Excellent transport links via the A565 provide easy access to Southport, Preston and surrounding areas, while Marshside Nature Reserve is also nearby. The well-presented accommodation comprises two front-facing double bedrooms, both featuring plantation-style shutters, a contemporary shower room, and a comfortable rear lounge with glazed double doors opening into an impressive L-shaped dining kitchen. The kitchen boasts modern units, integrated appliances, generous dining space and bi-folding doors overlooking the rear gardens. The extensive, private rear gardens are predominantly lawned, with established borders, mature shrubs and trees, a greenhouse and a versatile timber summer house, ideal for a home office, gym or entertaining space. To the front, generous off-road parking accommodates several vehicles, with secure composite double gates providing access to a rear-positioned garage. An exceptional bungalow offering modern living, generous outdoor space and a sought-after location.

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

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

**Enclosed Side Entrance Vestibule**
Upvc double-glazed outer door with tiled flooring and fitted base unit housing the electrical consumer unit and gas meter. Wall light point and double-glazed, leaded inner door with side panel leading to…

**Entrance Hall**
'Karndean' flooring, fitted cupboard to one wall providing hanging space and shelving. Doors lead to the main accommodation.

**Bedroom 1** - 4.6m x 3.28m (15'1" into bay x 10'9" to rear of wardrobes)
Upvc double-glazed bay window overlooking the front of the property, fitted with plantation-style shutters. Fitted wardrobes extending along one wall, incorporating sliding doors, hanging space and shelving.

**Bedroom 2** - 4.06m x 2.82m (13'4" x 9'3")
Upvc double-glazed window overlooking the front of the property, fitted with plantation-style shutters.
**Shower Room/WC** - 2.34m x 1.98m (7'8" x 6'6")
Opaque Upvc double-glazed side window. Modern three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and entry-level shower enclosure with glazed screen and plumbed-in shower. Wall-mounted chrome ladder-style heated towel rail, fitted linen cupboard, tiled walls, wall grip and panelled ceiling incorporating recessed spotlighting and loft access point.

**Living Room** - 5.03m x 3.76m (16'6" x 12'4" into recess)
Feature electric stove-effect fire inset to chimney breast, set upon a marble-style hearth with exposed timber mantel above. 'Karndean' flooring, wall light points and glazed folding double doors with side screens leading to…

**L-Shaped Dining Kitchen** - 4.85m x 6.27m (15'11" reducing to 6'6" x 20'7" reducing to 7'8" (overall measurements))
Double-glazed side window, double doors and separate double-glazed bi-folding doors, both providing access to the raised decked terrace and established rear gardens. The dining area features 'Karndean' flooring, wall light points and central heating, with open-plan access leading into the kitchen. The modern kitchen is arranged with a comprehensive range of cream gloss units incorporating base cupboards, drawers, pan cupboards, wall cupboards and glazed china display cupboards. Complementary working surfaces with matching splashbacks incorporate a one-and-a-half-bowl sink unit with mixer tap and drainer. Integrated appliances include a 'Bosch' double oven, four-ring induction-style hob with splashback and 'AEG' extractor hood above. Further integrated appliances include a fridge, freezer, washing machine and dishwasher. 'Karndean' flooring continues throughout, complemented by recessed ceiling spotlighting.

**Outside**
To the front of the property, a flagged driveway provides generous off-road parking, complemented by an area of lawn and established planted borders. The flagged driveway continues through secure composite double side gates, providing access to a garage positioned towards the rear of the property, approached via an up-and-over door. The extensive, mature rear garden is a particularly attractive feature of the property, enjoying an excellent degree of privacy and not being directly overlooked. A raised decked terrace provides an ideal space for outdoor dining and entertaining, complemented by an Indian stone patio and generous lawned gardens. Established borders incorporate a variety of mature plants, shrubs and trees, creating an attractive and secluded outdoor environment. Additional features include a separate greenhouse and substantial timber-built summer house, offering excellent versatility for entertaining, working from home or recreational purposes, subject to any necessary consents.

**Council Tax**
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

**Tenure**
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.





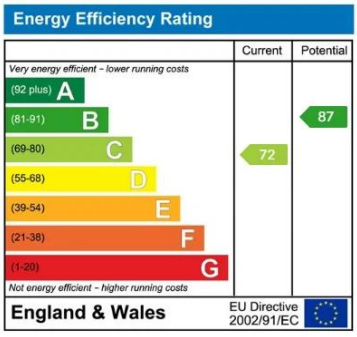



## Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)




Total area: approx. 75.4 sq. metres (811.5 sq. feet)










Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.