



FLEXIAGENT

Market Leading, Independent Estate Agents



New Lane

Southport, PR9 8LN

Offers Over £260,000

Flexi Agent are delighted to present this spacious three-bedroom cottage to the open sales market. Located in the charming rural area of Crossens, this unique property is surrounded by picturesque countryside views and offers a rare opportunity to purchase a home set on a large plot of land. Conveniently positioned close to local bars, cafés, and everyday amenities, the property is offered with no onward chain, making it an ideal choice for a range of buyers.

The ground floor briefly comprises a welcoming entrance porch and hallway, a spacious lounge featuring a bay window and a log burner, and a second reception room, also with a bay window, offering flexible living space. An inner hallway leads to a downstairs shower room/utility room. To the rear, a kitchen diner opens into a third reception/dining room and continues through to a bright and airy sun room.

The first floor offers two generously sized double bedrooms and a four-piece family bathroom.

The second floor features a converted loft space, ideal as a home office, or additional living area.

Externally, the property sits on an impressive plot with two substantial outbuildings. One has been previously used as a self-contained annexe, comprising a bedroom, bathroom, lounge, and kitchen—ideal for guests or multigenerational living. The second building includes a workshop and a games room, offering fantastic versatility.

Viewings are 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.

- Three bedroom, Cottage, circa 2863 sqft
- Investment opportunity
- No onward chain
- Four reception rooms
- Spacious kitchen diner
- Double bedrooms
- Large plot of land
- Downstairs shower room and four piece family bathroom
- Two outbuilds in the rear garden
- Viewings available upon request



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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

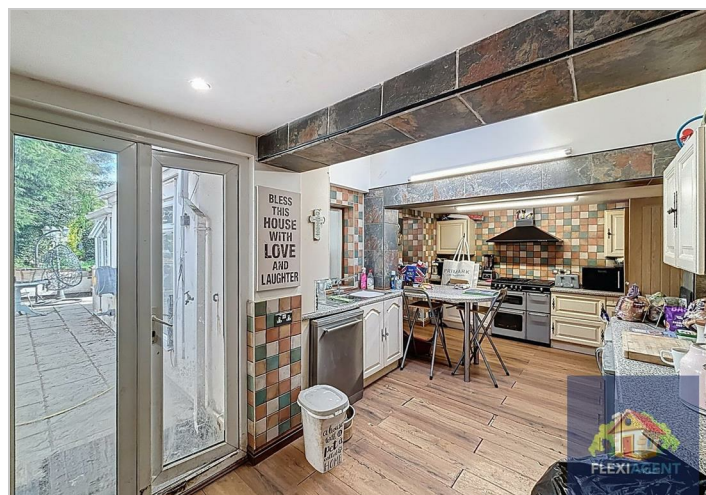
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC



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