



Mallee Crescent, Southport, PR9



**£245,000**

- Semi Detached Property
- Fantastic Churchtown Location
- Living & Dining Rooms
- Kitchen/ Breakfast Room
- Three Bedrooms
- Front & Rear Gardens
- Freehold
- EPC rating C



Presenting a Fantastic 3 bedroom, semi detached property, ready to move into with the added benefit of NO OWARD CHAIN. The property is within a short walk to the beautiful Churchtown Village and Botanic Gardens and therefore allowing easy access into Southport Town Centre itself and all associated amenities.

Accommodation is well presented and neutrally decorated throughout. Entering via a large porch and into an entrance hall with doors to all rooms. To the front is a living room with bay window and to the rear is a generously sized dining/ living area. A breakfast kitchen has a full range of units and a door that leads straight to the rear garden. The ground floor also benefits from a WC. To the first floor is three bedrooms and a family bathroom.

Externally there are gardens to both the front and the rear. The front benefits from a full paved driveway allowing parking for multiple vehicles. The rear is laid to lawn in the middle with a paved patio around.

## Porch

A UPVC part glazed front door enters a spacious porch area, a perfect place for boots and coats.

## Entrance Hall 1.58m x 4.07m (5'2" x 13'5")

The hallway is beautiful with original style wood front door and glazed stained glass window to the side aspect. Doors lead to all rooms and a spindle staircase to the first floor.

## Living Room 3.32m x 3.88m (10'11" x 12'8")

Large bay window to the front aspect and creating excellent natural light into the room. Fireplace and electric flame effect fire.

## Dining Room 3.37m x 4.48m (11'1" x 14'8")

Window to rear aspect. Generously sized, neutrally decorated and finished with a glass living flame fire set into a marble hearth and surround.

## Kitchen 2.8m x 2.44m (9'2" x 8'0")

A fantastic kitchen breakfast room has a range of units and includes stainless steel sink, integrated oven, induction hob and extractor over. The kitchen is open into a fantastic space for breakfast table. Windows to side and rear aspects and door to side aspect and creating access into the rear garden.

## Cloakroom/ WC

Window to side aspect. WC and wall mounted washbasin.

## Stairs and Landing

1/4 turn landing leads to the first floor with doors to all rooms.

## Bedroom One 2.59m x 4.16m (8'6" x 13'7")

Bay window to front aspect and offering plenty of natural light. Finished with a full range of floor to ceiling fitted wardrobes.

## Bedroom Two 2.82m x 3.71m (9'4" x 12'2")

Window to rear aspect. Generous sized double bedroom with plenty of space for bedroom furniture.

## Bedroom Three 2m x 2.45m (6'7" x 8'0")

Window to front aspect. Single bedroom finished with fitted wardrobe and allowing great additional storage.

## Family Bathroom 2.09m x 2.34m (6'11" x 7'8")

Windows to side aspect. Modern 3 piece bathroom suite comprising a WC, washbasin and P shaped bath with shower over and curved glass screen. Fully tiled walls and tiled floor, stylish traditional style radiator.

## External

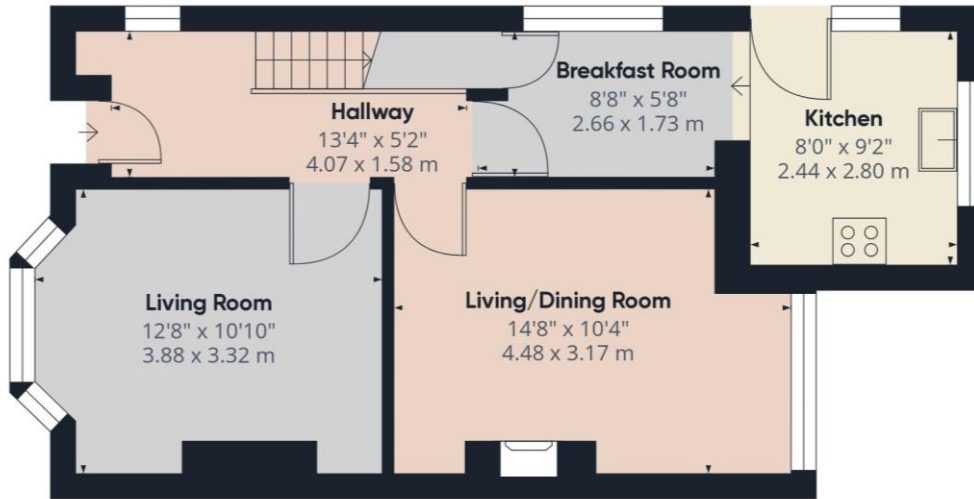
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## Disclaimer

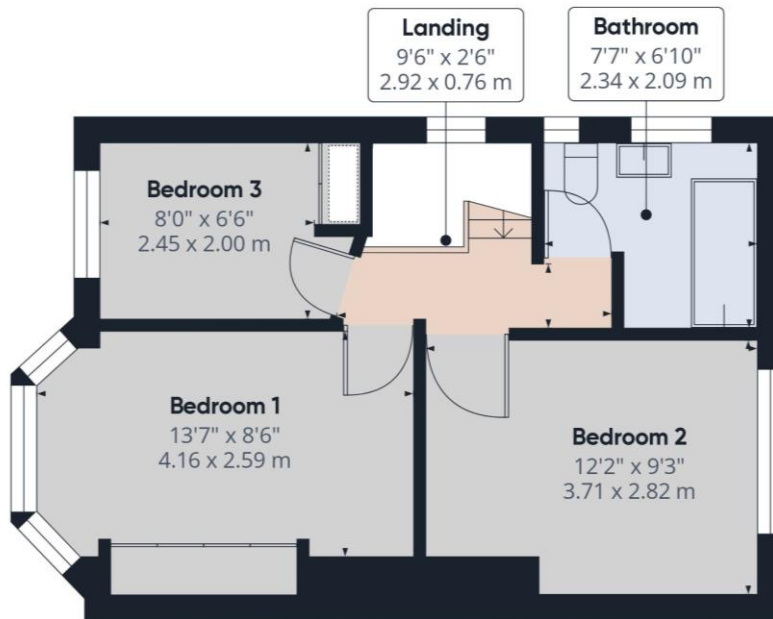
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Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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