



45 Fell View
Crossens, Southport, PR9 8JX £375,000
'Subject to Contract'

The property offers modern versatile accommodation throughout perfect for families and entertaining! To the ground floor there are a number of reception rooms and fabulous dining kitchen, open plan and providing stunning views to rear garden overlooking farmers fields and the Three Pools Waterway to rear! The property has also been modernised recently complete with new carpets to the ground floor and flooring to the dining kitchen! To the first floor there are five bedrooms, the master bedroom having en suite and private balcony with unrivalled views. There is also a modern bathroom. The property provides very well-presented gardens, with off road parking for numerous vehicles, access to adjoining garage and most impressive rear garden designed for ease of maintenance including raised decked terrace all with stunning orientation! Situated to a quiet modern cul de sac close to the Village of Crossens, the property is convenient for a number of amenities, which include shops, Primary Schools, Secondary Schools and access to the A565 commuter link. Vibrant buzzing Churchtown Village is close-by and further amenities can be located at Lord Street and the Southport Town Centre.

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Southport's Estate Agent

Entrance Hall

Composite style entrance door, new carpets laid and stairs to first floor, complete with handrail, chrome spindles and wooden newel post. Door to under stairs storage cupboard. Further door leads to...

WC

WC located to under stairs complete with obscured UPVC double-glazed window to adjoining garage, pedestal wash hand basin and low-level WC. There is also partial mosaic tiling and wood grain laminate flooring.

Lounge - 4.88m x 3.58m (16'0" x 11'9")

UPVC double-glazed bow bay window to front, new carpets laid and square archway provides open plan access to...



Dining Kitchen - 2.72m extending to 4.27m x 2.51m extending to 6.17m (8'11" extending to 14'0" x 8'3" extending to 20'3")

UPVC double-glazed double outer doors and side windows to raised patio and garden including open aspect views to rear. New flooring woodgrain effect flooring laid from dining area to kitchen which incorporates an attractive range of white gloss bas units complete with cupboards and drawers, wall cupboards, pan cupboards and oak butchers block working surfaces with one and a half bowl sink unit complete with mixer tap and drainer. Integrated appliances include washer/dryer, wine cooler, fridge/freezer, dishwasher and electric double oven and grill. There is also a four-ring induction style hob with contemporary style extractor hood above and contemporary style spot lighting. Square archway provides access to...



Garden Lounge/Family Room

UPVC double-glazed double doors and windows provide open access to rear garden with fabulous views over Three Pools Waterway and farmer fields beyond. New carpets continue with inset light and sound spotlights. Door leads to...



Adjoining Garage - 4.52m x 4.72m (14'9" x 15'6")

With up and over door to front of property, electric light and power and further door leading to...

Store - 3.18m x 2.08m (10'5" x 6'10")

UPVC double-glazed window to side, electric light and power supply points.

First Floor Landing

Split level landing provides access to master bedroom suite and main landing with loft space.

Master Bedroom Suite - 5.33m x 4.65m (17'6" x 15'3")

UPVC double-glazed double doors open to private balcony/terrace providing fantastic open plan aspect views over farmers fields and beyond. Additional UPVC double-glazed window to side. Access available to walk-in wardrobe and en suite bathroom.

Walk In Wardrobe - 2.34m x 1.19m (7'8" x 3'11")

Electric light points, useful hanging space and shelving. Loft access.

En Suite Bathroom - 2.26m x 3.35m (7'5" x 11'0")

UPVC double-glazed window with three-piece white suite which includes low level WC, vanity wash hand basin with useful storage cupboards below and corner panelled bath. Chrome heated towel rail, partial wall tiling and laminate style flooring with extractor fan.



Bedroom 2 - 3.58m x 4.37m (11'9" x 14'4")

UPVC double-glazed windows providing fantastic open aspect views to farmers fields and beyond.

Bedroom 3 - 3.25m x 2.92m (10'8" x 9'7")

UPVC double-glazed window.

Bedroom 4 - 2.31m x 2.51m (7'7" x 8'3")

UPVC double-glazed windows providing fantastic open aspect views over farmers fields and beyond.

Bedroom 5 - 2.34m x 2.16m (7'8" x 7'1")

UPVC double-glazed window with over stairs storage cupboard also housing combination style central heating boiler system.



Family Bathroom/WC - 1.65m x 1.83m (5'5" x 6'0")

Modern suite which incorporates L shaped panelled bath with shower screen and plumbed in shower, vanity wash hand basin incorporating low level WC and tiled walls with feature inset display recess incorporating illuminated vanity wall mirror and spot lighting. Chrome heated towel rail and tiled flooring.

Outside

The property is situated to a popular and established residential location with off-road parking for numerous vehicles to front, landscaped driveway access and adjoining double-width garage with up and over door. Gated access to side of property leads to feature garden with flagged Indian stone patio, astro-turf for ease of maintenance and timber bar area, perfect for entertaining with further sloping access to jetty, overlooking the Three Pools Waterway and providing unrivalled open aspect views over fields and farmland beyond.

Tenure

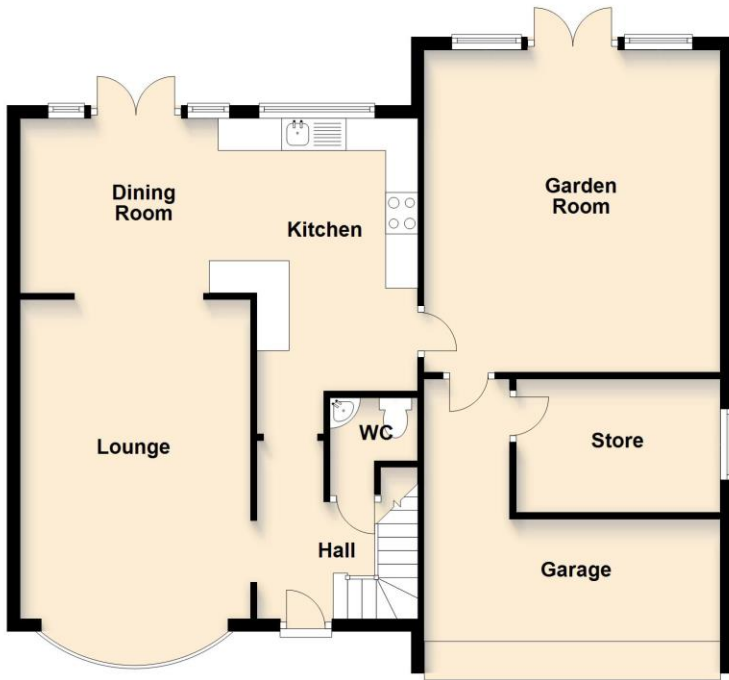
Freehold.

Council Tax

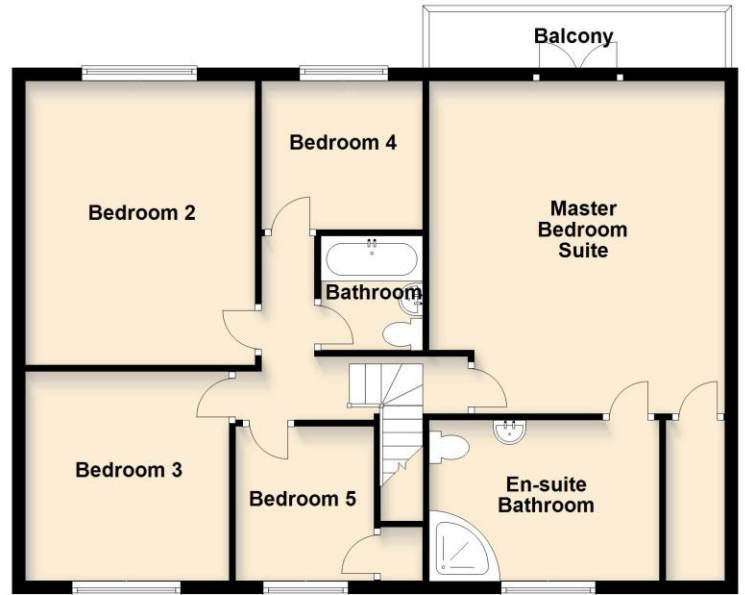
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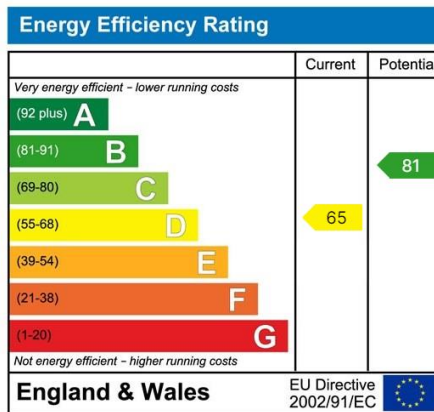
Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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