



36 Land Lane, Crossens, Southport, PR9 8HX
Offers In The Region Of £110,000
Subject to Contract

This property is situated at the end of a terrace of similar properties on Land Lane in Crossens Village. The location is convenient for a number of local stores and a local Primary School with further facilities found at Churchtown Village. The accommodation, in need of modernisation, is installed with Upvc double glazing and briefly includes; entrance porch, lounge, dining kitchen, ground floor shower room and on the first floor there is a main bedroom with access to a second bedroom. Gardens to the front and yard and workshop to the rear.

Entrance Porch

Upvc double glazed outer door and side windows.

Lounge - 3.91m x 3.99m (12'10" x 13'1")

Upvc double glazed window, gas fire.

Dining Kitchen - 2.13m x 5.41m (7'0" extending to 10'0" x 17'9")

Upvc double glazed windows and outer door. Single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards and working surfaces. Stairs to the first floor with cupboard below.

Inner Hall

Upvc double glazed window.

Shower Room - 1.96m x 2.16m (6'5" x 7'1")

Upvc double glazed window, extensively tiled walls, step in shower enclosure with 'Triton' electric shower pedestal wash hand basin, low level Wc.

First Floor

Bedroom 1 - 3.38m x 3.76m (11'1" x 12'4" overall measurements)

Built in wardrobes, Upvc double glazed window connecting door to...

Bedroom 2 - 2.74m x 2.57m (9'0" x 8'5" extending to 9'10" overall measurements to rear of wardrobes)

Built in wardrobes Wc with was hand basin off.

Outside

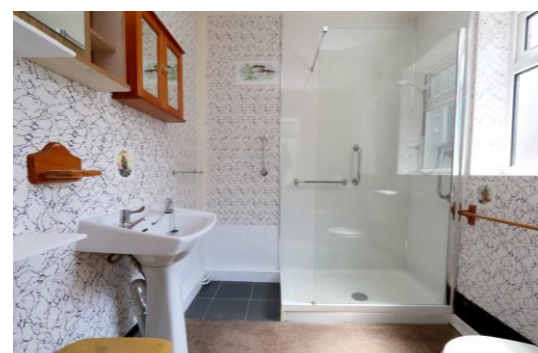
Good sized front garden with lawn, borders and established shrub. Small enclosed rear yard with external Wc and workshop/ shed.

Council Tax

Sefton MBC band A.

Tenure

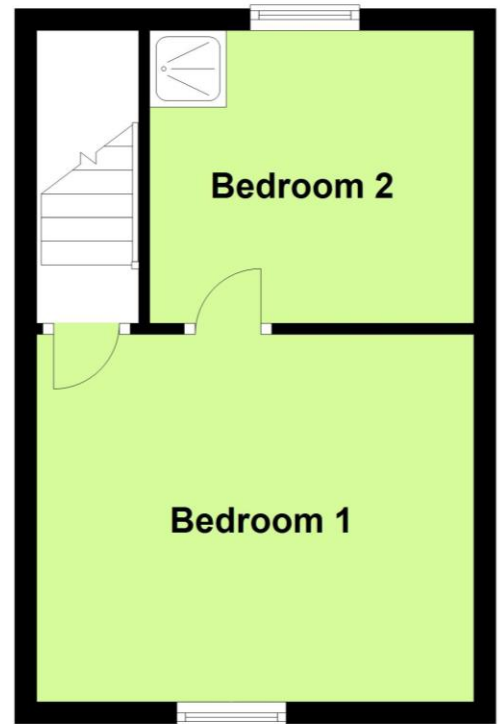
Freehold.



Ground Floor



First Floor



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



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