



**2 Kingston Crescent
Marshside, PR9 9YJ £255,000
'Subject to Contract'**

This extended detached, true bungalow occupies a well maintained corner plot on a popular residential development of similar detached and semi-detached bungalows, located just off Preston New Road. The location is convenient for the nearby facilities on Fylde Road which include Supermarket, Doctors Surgeries & Pharmacy. Further amenities are located at Churchtown Village and nearby bus services providing access to the Southport Town Centre. Formerly a three bedroom bungalow and since extended, the accommodation comprises of dining hall leading to front lounge and kitchen, inner hall with access to three double bedrooms including master with en-suite shower room. There is a separate family bathroom/WC. The established gardens front and rear are well maintained and well presented. There is off road car parking with access leading to a garage.

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Southport's Estate Agent

Entrance Porch

Generous entrance porch access to front with Upvc double glazed outer with double glazed portal style windows and glazed inner door leading to....

Dining Hallway - 3.4m x 4.06m (11'2" x 13'4" overall into recess)

Upvc double glazed bay window overlooking the front garden. Door gives access to inner hall leading to bedrooms 2 and 3 and bathroom. Archway provides access to kitchen, built in cupboard to one wall and door leads to..

Front Lounge - 3.3m x 6.15m (10'10" into recess x 20'2")

Upvc double glazed bow bay window to front, living flame gas fire over tiled hearth and brick surround.

Kitchen - 2.64m x 3.07m (8'8" x 10'1" into recess)

Upvc double glazed door and window leads to side. Base units include cupboards and drawers with wall and glazed cupboards and tiled working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring gas hob and integral dishwasher. Plumbing is available for washing machine and further cupboard houses combination style central heated boiler system.

Bedroom 1 - 5.69m x 3m (18'8" overall into dressing area x 9'10" reducing to 6'9" to rear of wardrobes)

Upvc double glazed window to rear overlooking rear garden, double bedroom extended with open plan access to dressing area including fitted wardrobe to one wall and further door leading to....

Ensuite - 2.08m x 1.5m (6'10" x 4'11")

Opaque Upvc double glazed window, three piece suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with plumbed in shower and part wall tiling. Tile effect vinyl covered flooring.

Bedroom 2 - 4.27m x 3m (14'0" x 9'10" to rear of wardrobes)

A double bedroom with Upvc double glazed window overlooking rear garden.

Bedroom 3 - 3.02m x 3.63m (9'11" x 11'11" into recess)

A double bedroom with Upvc double glazed bay window overlooking gardens to front. Inset display shelving to one wall and fitted wardrobes.

Bathroom/ WC - 1.85m x 1.98m (6'1" x 6'6")

Opaque Upvc double glazed window with three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath. Mid way wall tiling and tile effect vinyl covered flooring.

Outside

The property occupies a generous, well maintained corner plot. An enclosed garden with lawn and patio area is situated to the rear of the property. The front and rear gardens are well established with a variety of plants, shrubs. Off road parking is available via driveway access just off Kingston Crescent and leads to a garage via up and over door and measuring 16'7" x 10'.

Council Tax

Sefton MBC band D

Tenure

Leasehold for 999 years from 1 January 1969 with a ground rent of £12.



Ground Floor



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



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