



**28 Roselea Drive, Crossens, Southport,
PR9 8ND**

£145,000 Subject to Contract

This property will be of particular interest to first time buyers. Situated in the middle of a terrace of four properties, the accommodation is installed with both gas fired central heating, Upvc double glazed and briefly includes, entrance hall, lounge, dining kitchen, there are two bedrooms and a bathroom to the first floor. Established gardens adjoin the property to the front and rear with parking to the front. The property is situated in a popular and established location convenient for local facilities at Crossens including Primary Schools and a range of shops and further amenities can be found at Churchtown Village and Southport Town Centre.

No chain delay.

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Southport's Estate Agent

Entrance Hall

Upvc outer door, stairs to the first floor.

Lounge - 4.47m x 3.25m (14'8" into bay x 10'8" into recess)

Upvc double glazed bay window overlooking the front garden. Living flame coal effect gas fire. Woodgrain laminate flooring. Opening to....



Inner Hall

Useful under stairs storage area. Opening to...



Dining Kitchen - 2.44m x 4.24m (8'0" x 13'11")

Upvc double glazed windows and door leading to the rear garden. Single drainer one and half bowl sink unit, base units with cupboards and drawers, wall cupboards, corner display units. Working surfaces, four ring gas hob with cooker hood above and electric oven below. Plumbing for washing machine. Space for fridge freezer.



First Floor Landing

Bedroom 1 - 3.23m x 3.28m (10'7" x 10'9" extending to 13'11")

Upvc double glazed window, useful dressing room/ walk in closet off with Upvc double glazed window and this can also be used as a computer/ area.



Bedroom 2 - 3.18m x 1.98m (10'5" x 6'6")

Upvc double glazed window.



Bathroom - 2.29m x 2.16m (7'6" x 7'1")

Upvc double glazed window white suite including pedestal wash hand basin, low level WC, panelled bath. Airing cupboard with 'Vaillant' gas central heating boiler.



Outside

The property stands in gardens to both the front and rear, off road car parking to the front, the rear garden is a good size having lawn and patio areas.

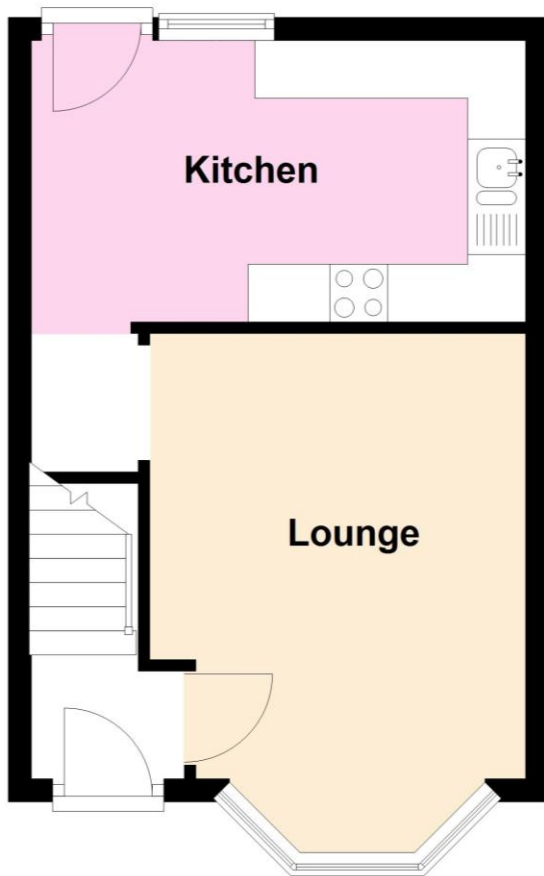
Council Tax

Sefton MBC band A.

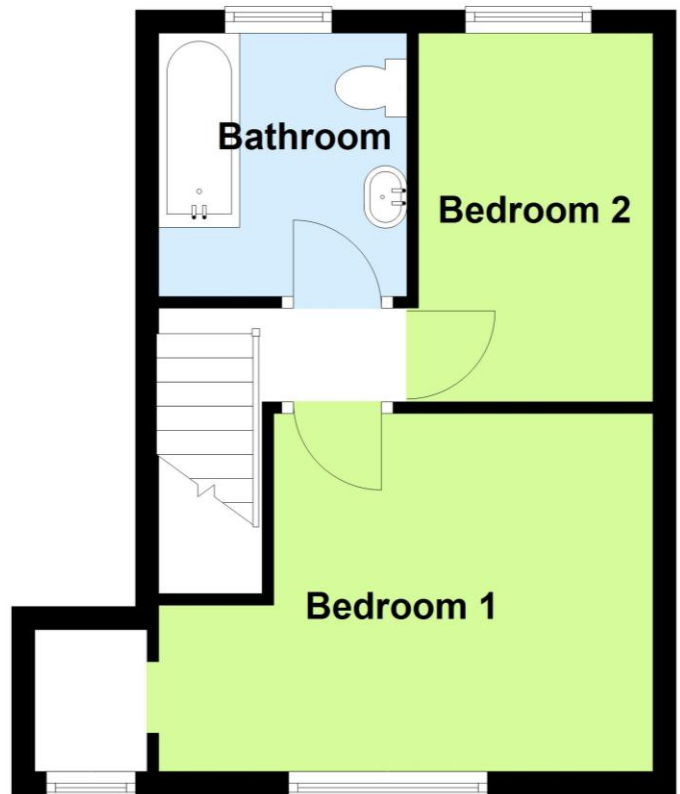
Tenure

Leasehold for 999 years from 23 May 1935 with a ground rent of £3.15 per year.

Ground Floor



First Floor



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