



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

**£145,000**

**Subject to Contract**

Offered for sale with no chain delay. This centrally heated and double glazed property is situated in the middle of a terrace of four houses in a popular and established location convenient for nearby facilities and the local amenities at Churchtown Village. The accommodation briefly includes, entrance hall, lounge, kitchen, dining room, bathroom with three bedrooms to the first floor. There are established gardens and off road car parking.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

## Entrance Hall

Upvc outer door with double glazed insert. Stairs to the first floor.

## Lounge - 4.37m x 3.25m (14'4" 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.



## Dining Kitchen - 2.39m x 4.22m (7'10" x 13'10")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces. Part wall tiling. Cooker hood above cooker position. Door to...



## Dining Room - 2.72m x 2.31m (8'11" x 7'7")

Double glazed sliding patio door to the rear garden. 'Vaillant' wall mounted gas central heating boiler.

## Bathroom - 2.69m x 1.68m (8'10" x 5'6" maximum measurements)

Upvc double glazed window, panelled bath with electric shower above, pedestal wash hand basin, low level WC.



## First Floor Landing

## Bedroom 1 - 3.18m x 3.33m (10'5" x 10'11" extending to 17'7")

Two Upvc double glazed windows.

## Bedroom 2 - 3.25m x 2.06m (10'8" x 6'9")

Built in cupboard, Upvc double glazed window.



## Bedroom 3 - 2.36m x 2.08m (7'9" x 6'10")

Upvc double glazed window.



## Outside

Established gardens, off road car parking at the front, good sized rear garden with barked patio area, lawn and enclosed with fencing.

## Council Tax

Sefton MBC band A.

## Tenure

Leasehold for 999 years from 18 October 1934 with a ground rent of £3.15

## Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

## Broadband

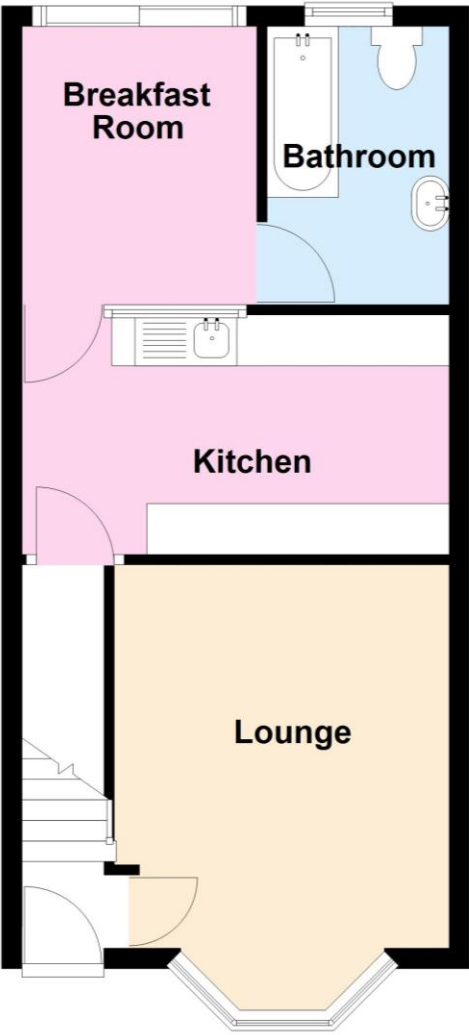
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>





# Ground Floor



# First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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