



14 Three Pools
Crossens, PR9 8RA, £180,000
'Subject to Contract'

This semi detached house is situated in an established location just off Rufford Road and enjoys an open aspect to the rear. The centrally heated and double glazed accommodation would benefit from a program of improvement and briefly includes, entrance hall, lounge, dining room, conservatory, kitchen with three bedrooms and a wet room to the first floor. There are gardens to the front and rear, off road parking and a garage. No Chain Delay

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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 Porch

Entrance Hall

Cloaks cupboard.

Lounge - 4.39m x 3.45m (14'5" x 11'4")

Upvc double glazed window opening to...



Rear Lounge - 2.72m x 2.97m (8'11" x 9'9")

Double glazed patio door leading to...



Conservatory - 2.31m x 2.77m (7'7" x 9'1")

Upvc double glazed windows and door to rear garden.



Kitchen - 2.69m x 2.39m (8'10" x 7'10")

Upvc double glazed window and side door. Single drainer sink unit, base units with cupboards and drawers, wall cupboards, working surfaces. 'Worcester' central heating boiler.

First Floor Landing

Bedroom 1 - 4.42m x 2.97m (14'6" x 9'9")

Upvc double glazed window.

Bedroom 2 - 2.74m x 2.95m (9'0" x 9'8")

Upvc double glazed window with open aspect.



Bedroom 3 - 2.44m x 2.44m (8'0" x 8'0" overall)

Upvc double glazed window.



Wet Room - 1.65m x 2.44m (5'5" x 8'0")

Level entry shower, 'Mira' electric shower, wash hand basin, low level WC. Tiled walls, electric shaver point. Upvc double glazed window.

Outside

Established gardens to the front and rear, off road parking. Garage.

Council Tax

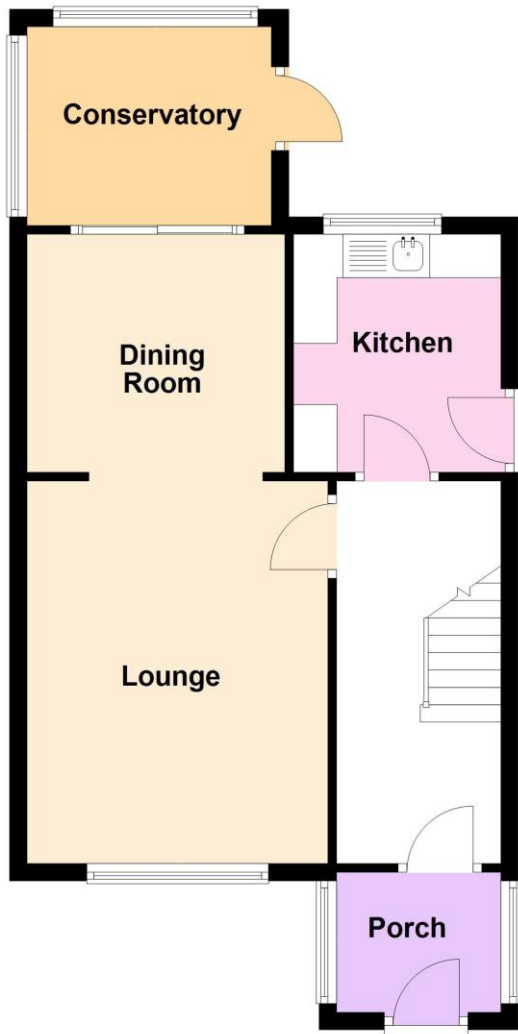
Sefton MBC band C

Tenure

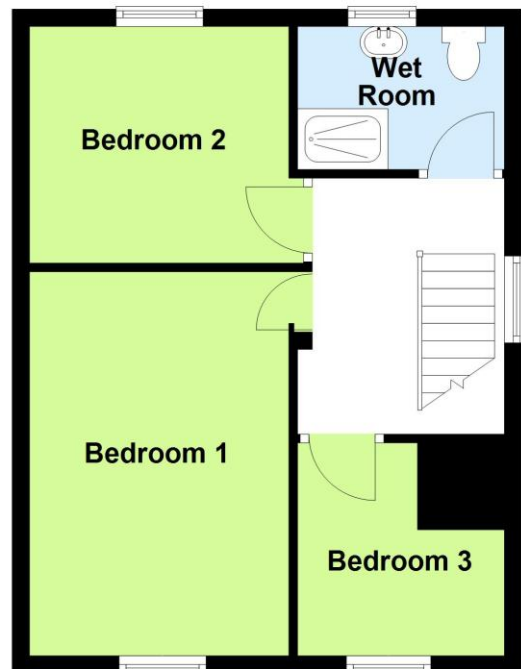
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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