



**21 Kingston Crescent
Southport, PR9 9YH £284,000
'Subject to Contract'**

This extended, detached true bungalow offers well-planned and generously proportioned accommodation, ideally suited for comfortable living. The property is approached via an entrance porch opening into a welcoming entrance hall, leading to a spacious living room. An inner hall provides access to a fitted kitchen with adjoining utility, while the versatile layout includes two double bedrooms, one currently arranged as a dining room with access to a bright conservatory. Completing the interior is a modern three-piece shower room with WC. Externally, the property enjoys established front and rear gardens, the rear being particularly private and not directly overlooked, together with off-road parking and secure gated access to the gardens. The location is particularly convenient for an excellent range of local shops and amenities along Fylde Road, including Doctor's Surgeries, Pharmacy, Supermarket, and an award-winning fish & chip shop. Marshside Nature Reserve is also close by, with the nearby ginnell providing access to Preston New Road and a variety of bus links via the A565.

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Southport's Estate Agent

Enclosed Entrance Porch

Composite style outer door, Upvc double glazed windows and tiled flooring. Panelled ceiling and Upvc double glazed inner door with windows leading to....

Entrance Hall - 2.34m x 2.41m (7'8" x 7'11")

Generous in size with Karndean flooring and built in cupboards to one wall housing 'Worcester' combination style central heated boiler system and separate cupboard with electric consumer unit. Inner door leads to...

Living Room - 4.85m x 3.58m (15'11" x 11'9")

Upvc double glazed bay window to front, coal effect electric fire with marble interior, hearth and fire surround. Karndean style flooring, inner door leads to...

Inner Hall

Karndean flooring, loft access.

Kitchen - 3.99m x 2.46m (13'1" x 8'1")

Upvc double glazed window and door leading to adjoining side utility lean to. Kitchen includes a range of base units with cupboards and drawers, working surfaces and one and half bowl sink unit with rinser tap and drainer. Appliances include electric oven with four ring gas hob, tiled splashback and funnel style extractor hood above. Space is available for fridge and freezer and further mid level microwave. Part wall tiling and Karndean style flooring. Door leads to...

Adjoining Utility/ Lean To - 3.43m x 1.35m (11'3" x 4'5")

Composite entrance door leading to front, Upvc double windows and tiled flooring. Base units incorporate cupboards and drawers, wall cupboards and working surfaces concealing plumbing for washing machine and space for tumble dryer. Single bowl sink unit with rinser tap and drainer, space for free standing fridge, tiled flooring and wall light points.

Bedroom 1 - 5.28m x 3.1m (17'4" x 10'2" to rear of wardrobes)

Upvc double glazed window overlooks gardens at the rear, fitted wardrobes with hanging space and shelving.

Bedroom 2 - 4.75m x 2.95m (15'7" x 9'8")

Bedroom currently arranged as a second reception room with dining area and providing access via double glazed French double doors with side screens to conservatory and separate Upvc double glazed window to side.

Conservatory - 2.51m x 3m (8'3" x 9'10")

Upvc double glazed double doors and windows lead to rear, tiled flooring and wall light point.

Shower Room/ WC - 1.65m x 2.06m (5'5" x 6'9")

Upvc double glazed window with three piece modern white suite including low level WC, pedestal wash hand basin, corner step in shower enclosure with wall grips and 'Triton' electric shower unit. Karndean flooring, tiled walls and recessed spotlighting.

Outside

Mature gardens provide flagged driveway access to front with off road parking for numerous vehicles, lawn and established borders. Secure wrought iron gated side access leads to rear with extremal water tap and access to adjoining utility. The rear garden is not directly overlooked and enclosed with patio and shaped lawn and further well stocked borders including a variety of plants, shrubs and trees.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 999 years from 1.1.1969 with a ground rent of £12.



Ground Floor



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