



Kingston Crescent,  
Southport, PR9 9RE

**Price: £280,000** Subject to Contract

Located in the popular residential area of Marshside, this well proportioned detached bungalow offers attractively planned accommodation installed with gas central heating and upvc double glazing and is worthy of an early internal inspection.

The bungalow is installed with gas central heating and UPVC double glazing and briefly comprises Hall, Living Room, Dining Room, fitted Kitchen, two double Bedrooms, Conservatory and Shower Room

.Outside, there are landscaped garden areas to the front and rear of the property which have been mainly paved for ease of maintenance, the front incorporating a driveway and leads to the Garage.

Kingston Crescent is located off Ferryside Lane and then Fylde Road which, in turn, runs off Preston New Road where there are public transport facilities to the town centre. Churchtown Village is readily accessible and there are local shops at Fylde Road.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.88m x 3.33m (16'0" x 10'11")

**Kitchen** - 3.58m x 2.69m (11'9" x 8'10")

**Dining Room** - 2.95m x 2.06m (9'8" x 6'9")

**Shower Room** - 2.16m x 2.06m (7'1" x 6'9")

**Bedroom 1** - 4.11m x 2.95m (13'6" x 9'8")

**Bedroom 2** - 4.11m x 3.07m (13'6" max x 10'1")

**Conservatory** - 2.92m x 2.34m (9'7" x 7'8")

**Garage** - 4.95m x 2.59m (16'3" x 8'6")



## Outside:

There are landscaped garden areas to the front and rear of the property which have been mainly paved for ease of maintenance, the front incorporating a driveway and leads to the Garage.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

## Tenure:

Freehold

## 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>

## NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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# Ground Floor

Approx. 88.3 sq. metres (950.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)

## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 75        |
| (55-68) <b>D</b>                                   | 65                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient – higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |