



## Fell View, Crossens, Southport PR9 8JX

Occupying a cul de sac position and backing onto the Three Pools waterway, this well presented detached family home is offered for sale with no onward chain and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises: Hall, Cloaks/WC, Living Room, Dining Room and modern fitted Kitchen to the ground floor with four Bedrooms and Shower Room to the first floor.

Outside, there are lawned gardens to front and rear, with paved driveway providing off road parking and leading to the 22 foot long garage with electronic roller door to front, power and light connected. The rear garden is private, laid to lawn with established borders and gated access to the waterway.

Fell View is a turning off Banks Road, well placed for accessing the shops, schools and amenities of the villages of Crossens, Churchtown and Banks.



**Price: £299,950 Subject to Contract**

## Ground Floor:

**Hall**  
**WC**

**Living Room** - 4.93m x 3.61m (16'2" x 11'10")

**Dining Room** - 3.61m x 2.72m (11'10" x 8'11")

**Kitchen** - 4.34m x 2.46m (14'3" plus recess x 8'1")

**Garage** - 6.68m x 3.07m (21'11" x 10'1")



## First Floor:

### Landing

**Bedroom 1** - 4.37m x 3.61m (14'4" x 11'10")

**Bedroom 2** - 3.28m x 3m (10'9" x 9'10")

**Bedroom 3** - 2.46m x 2.39m (8'1" x 7'10")

**Bedroom 4** - 3.07m x 2.34m (10'1" x 7'8")

**Shower Room** - 1.88m x 1.63m (6'2" x 5'4")



## Outside:

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## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

## Tenure:

Whilst Freehold, There is a chief rent of £16 per year.

## 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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