



**11 Kingston Crescent  
Southport, PR9 9YH £329,000  
'Subject to Contract'**

We are thrilled to present this beautifully renovated, fully modernised three-bedroom detached true bungalow in Marshside, finished to exacting standards. Tucked off Ferryside Lane, close to the nature reserve and local amenities, it features three generous bedrooms, a sleek dining kitchen with top-end appliances, a modern shower wet room, and a large conservatory opening onto landscaped gardens. The property also boasts off-road parking and a garage. Viewing is essential to fully appreciate this exceptional home!

## Entrance Hall

Composite entrance door leads to entrance hall with wood grain laminate style flooring and recessed spot lighting. Wall mounted consumer electrical unit and in A hall access Les via door two...



## WC - 1.68m x 1.14m (5'6" x 3'9")

Low-level WC, vanity wash and basin with mixer tap, fitments include Villeroy & Bosch & RAK. illuminated vanity wall mirror with ceramic floor and wall tiling including ladder style chrome heated towel rail covers, spot lighting and extractor.

## Bedroom 1 - 3.53m x 3m (11'7" x 9'10")

UPVC double glaze window, recessed spot lighting.



## Bedroom 2 - 3.35m x 2.97m (11'0" x 9'9")

UPVC double plate window, recess spot lighting.

## Bedroom 3 - 3m x 3.2m (9'10" x 10'6")

UPVC double glazed window, recessed spot Lighting.

## Wet Room/WC - 1.83m x 2.44m (6'0" x 8'0")

Opaque UPVC double glazed window, three-piece ultra modern suite comprising of RAK vanity wash hand basin with mixer tap, low-level WC and entry-level wet area with shower screen, plumbed in shower, rainfall style with shower seat fitted and tiled ceramic wall to floor tiling. Illuminated vanity wall mirror, ladder style chrome heated towel rail, recessed spot lighting and extractor.



## Dining Room - 3.68m x 2.95m (12'1" x 9'8")

Wood grain laminate style flooring covers spotlighting and UPVC double glazed double doors lead to conservatory at the rear. Plan access leads to...

## Kitchen - 3.05m x 2.95m (10'0" x 9'8")

Modern grey shaker style with a number of built-in base units which include cupboards and drawers, wall cupboards and quartz granite working surfaces. Integral appliances include fridge freezer, electric oven and eyelevel microwave. Five ring ceramic style hob with quartz splash back and built-in extractor over. Inset single Ball sink unit with mixer tap and drainer. Plumbing is available for both washing machine and dishwasher. Recessed spotlighting, ceramic wall and floor tiling.



## Large Living Room - 3.15m x 5.87m (10'4" x 19'3")

UPVC double glazed door and window leads to garden at the rear. Wood grey laminate style flooring and recess spot lighting.



## Outside

Gardens arranged for ease of maintenance with block paved driveway to front with loose stone feature providing off-road parking for numerous vehicles and laid to lawn at the side. Flagged access to the rear garden further provides ease of maintenance and is not directly overlooked.

## Council Tax

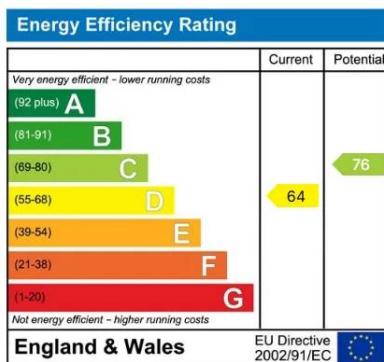
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.



## Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

### Ground Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.