



**26 Norwood Crescent
Southport, PR9 7DU, £389,995
'Subject to Contract'**

An early viewing is a must to appreciate the tastefully decorated and well-presented accommodation offered by this detached, family home. Centrally heated and double glazed, the accommodation briefly includes; entrance hall and wc, lounge, sitting room, dining room, fitted kitchen and utility room. On the first floor there are four bedrooms and a family bathroom. Attractive courtyard style rear garden, and off-road parking for a number of vehicles. The property is situated in a popular and established residential location, convenient for popular primary and secondary schools together with Meols Cop station on the Southport to Manchester Line.

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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

Upvc outer door with Upvc double glazed windows to the side. Woodgrain laminate style flooring. Inner door leading to....

Entrance Hall

Feature stained glazed and leaded side window, tiled flooring extending to the majority of the ground rooms. Picture rail. Stairs to the first floor.

WC - 1.57m x 0.99m (5'2" x 3'3")

Wash hand basin with cupboards below, low level WC. Tiled walls and floor. Upvc double glazed window. Useful understairs storage area.

Lounge - 5.18m x 3.96m (17'0" into bay x 13'0" into recess)

Upvc double glazed bay window, picture rail, hole in the wall fireplace for display.

Sitting Room - 4.09m x 3.3m (13'5" x 10'10")

Tiled flooring, living flame coal effect gas fire with marble surround and hearth. Opening to....

Dining Room - 3.68m x 2.87m (12'1" x 9'5")

Upvc double glazed window, Upvc double glazed double doors to rear garden. Two tall wall radiators, tiled flooring.

Dining Kitchen - 3.35m x 3m (11'0" x 9'10")

Upvc double glazed window with single drainer 1 1/2 bowl stainless steel sink unit with mixer below. installed with a range of high gloss white and grey fitments including; base units with cupboards and drawers, wall cupboards and working surfaces. A range of built-in appliances including; 'Zanussi' four ring hob with cooker hood above, two 'Zanussi' ovens and grills, 'Zanussi' dishwasher, AEG fridge. Wine rack. Cupboard housing gas central heating boiler.

Utility Room - 2.03m x 1.85m (6'8" x 6'1")

Plumbing for washing machine and space for fridge freezer, useful shelving, partial wall tiling and tiled flooring. Upvc double glazed window and door to the rear garden.

First Floor Landing

Feature stained glass and leaded window.

Bedroom 1 - 5.18m x 2.74m (17'0" into bay x 9'0" to front of fitments)

Upvc double glazed bay window, built-in wardrobes and kneehole dressing table.

Bedroom 2 - 4.14m x 2.62m (13'7" x 8'7" to front of fitments)

Built-in wardrobes to one wall, centre knee hole dressing table, useful cupboards. Overhead storage cupboards. Upvc double glazed window.

Bedroom 3 - 2.69m x 2.77m (8'10" x 9'1")

Upvc double glazed window.

Bedroom 4 - 2.64m x 3m (8'8" x 9'10")

Upvc double glazed window.

Bathroom - 1.73m x 2.72m (5'8" x 8'11")

Two Upvc double glazed windows, full feature wall tiling and tiled floor. P-shaped panelled bath with mixer tap, thermostatic shower and shower screen. Vanity wash hand basin with cupboard below, low level WC, chrome towel rail/radiator. Close boarded ceiling with recessed spot lighting.

Outside

The property stands in gardens to both the front and rear, the front garden is planned with loose slate and provides off road parking for a number of vehicles. The attractive courtyard style rear garden is extensively paved and has a edged flower bed with established shrubs and plants and two useful brick garden stores. The rear garden enjoys a delightful Southerly aspect.

Council Tax

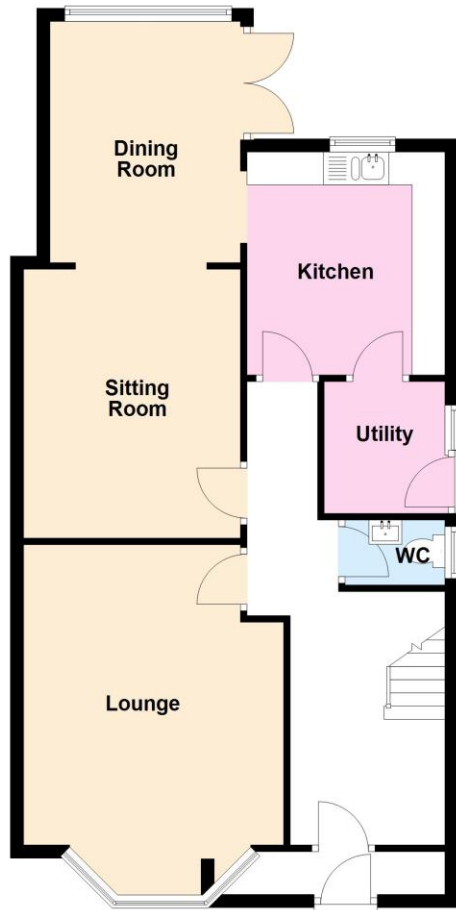
We understand from information provided by the local authority that the property is in Council Tax Band E This information is provided for guidance only and should be verified by the purchaser.

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	62	68
(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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