



**3 Kingston Crescent
Southport, PR9 9HY £230,000
'Subject to Contract'**

No Chain Delay. This detached, true bungalow is situated in an established residential location of similar detached and semi-detached bungalows and a short distance from bus routes offering access to nearby Churchtown Village and the Southport Town Centre. The accommodation briefly includes; Entrance Porch, Lounge, Kitchen, together with three Bedrooms and a bathroom. There are established gardens to the front and rear and a detached garage.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Porch - 1.07m x 2.72m (3'6" x 8'11")

UPVC outer door and side screen, both with double glazed inserts.
Utility cupboard. Inner door leading to...

Lounge - 4.88m x 3.25m (16'0" x 10'8")

UPVC double glazed window overlooking the front garden.

Kitchen - 2.69m x 3.38m (8'10" x 11'1")

UPVC double glazed side window with single drainer sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces. 'Stoves' four ring ceramic hob with cooker hood above and split level electric oven. Plumbing for washing machine. Airing cupboard. UPVC outer door with double glazed inserts.

Rear Hall

Bedroom 1 - 3.53m x 3.07m (11'7" x 10'1" with recessed wardrobes to one wall)

UPVC double glazed double doors leading to the rear garden.

Bedroom 2 - 4.11m x 2.97m (13'6" x 9'9" overall measurements)

Built in wardrobes recessed for bed and overhead storage cupboards.
UPVC double glazed window.

Bedroom 3 - 3.02m x 1.45m (9'11" x 4'9" to front of wardrobes extending to 6'10")

Built in wardrobes to one wall with sliding doors. UPVC double glazed window.

Bathroom - 2.03m x 2.06m (6'8" x 6'9")

Corner bath with thermostatic shower and shower screen, pedestal wash hand basin, low level WC, tiled walls and UPVC double glazed window.

Note

There are two central heating boilers in the property but both have been decommissioned and are not in use.

Outside

Established gardens to the front and rear with lawn borders, patio areas with a garage at the side and a number of useful timber stores.

Council Tax

Sefton Tax Band C

Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Before & After!!

Using the Latest AI Tech to Unlock the Potential & Possibilities of this Property



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.