



AI ENHANCED  
*Chris Tinsley*

**6 Surrey Close, Crossens  
Southport, PR9 9YZ, £245,000  
'Subject to Contract'**

Discover the potential of this detached true bungalow, ideally situated in a pleasant cul-de-sac location. Offered for sale with no chain delay, this property presents a fantastic opportunity for modernisation, allowing you to create your perfect home. Convenient access to local facilities and bus services. This residence features a comfortable lounge, a garden lounge, and a kitchen, complemented by three bedrooms and a family bathroom. Established gardens, off-road parking, and a single garage. No Chain Delay

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*Southport's Estate Agent*

## nclosed Vestibule

UPVC double glazed outer door and side window.

## Entrance Hall

Figure glazed inner door, useful store cupboard.

## Lounge - 3.45m x 6.2m (11'4" x 20'4")

UPVC double glazed window overlooking the front garden.  
Electric coal effect fire surround and hearth.

## Kitchen - 2.62m x 2.9m (8'7" x 9'6")

UPVC double glazed window and side door. Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Plumbing for washing machine.

## Bedroom One - 2.72m x 3m (8'11" x 9'10")

UPVC double glazed window.

## Bedroom Two - 3.12m x 3.66m (10'3" x 12'0")

UPVC double glazed window with door leading to...

## Garden Room - 3.3m x 3.25m (10'10" x 10'8")

UPVC double glazed windows to the side and rear and door to the rear garden.

## Bedroom Three/Dining Room - 2.44m x 2.21m (8'0" x 7'3")

UPVC double glazed window, 'Glow Worm' gas central heating boiler.

## Bathroom - 1.83m x 1.96m (6'0" x 6'5")

Coloured suite including panelled bath, pedestal wash hand basin, low level WC, part tiled walls and UPVC double glazed window.

## Outside

The bungalow stands in established gardens to both the front and rear. There's off road car parking and a driveway at the side which leads to a garage.

## Council Tax

Sefton MBC Band C.

## Tenure

Leasehold for 999 years from 1 January 1969 with an annual ground rent of £12.00

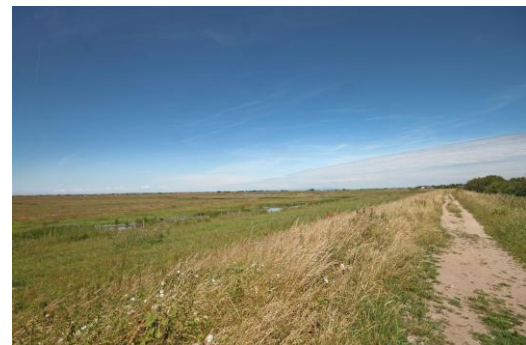


### Ground Floor

Approx. 81.0 sq. metres (871.5 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)



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