



**1 Cravens Close**  
**Southport, PR8 6RJ £245,000**  
**'Subject to Contract'**

This immaculately presented three-storey semi-detached home offers modern living in a prime location near Southport & Formby District General Hospital, with easy access to Kew Meadows, top Primary & secondary Schools, shops, and the A565 commuter link. Step inside to a welcoming entrance hall with a WC, leading to a stylish dining kitchen and a rear lounge that opens through double doors onto an enclosed, low-maintenance garden. The first floor boasts three bedrooms and a family bathroom, while the second floor features a versatile loft room with an ensuite and office area. With gas central heating, modern improvements, two allocated parking spaces, and No Chain Delay.

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*Southport's Estate Agent*

### Entrance Hall

Composite-style entrance door with double-glazed opaque insert and wall-mounted electrical consumer unit. Stairs lead to the first floor with handrail. Door leads to main accommodation, with further door leading to....

### Cloakroom/WC - 1.42m x 0.99m (4'8" x 3'3")

Low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, useful hanging space to one wall, and extractor.

### Dining Kitchen - 4.17m x 3.56m (13'8" into bay x 11'8")

Upvc double-glazed window. A range of built-in base units include cupboards and drawers, wall cupboards, and working surfaces with one-and-a-half bowl sink unit, mixer tap, and drainer. Wall cupboard houses the Vaillant combination-style boiler. Appliances include electric oven, four-ring gas hob with stainless steel splashback, and extractor over. Space for freestanding fridge/freezer and plumbing for washing machine. Dining area and recess spot lighting. Inner door leads to....

### Rear Lounge - 3.48m x 4.52m (11'5" x 14'10")

Woodgrain laminate-style flooring, dado rail, and useful understairs cupboard. Upvc double-glazed double patio doors with easy-fit blinds lead to enclosed, low-maintenance garden at the rear.

### First Floor Landing

Further fixed staircase leads to loft room, with handrail. Doors to first floor bedrooms and bathroom.

### Bedroom 1 - 2.87m x 4.52m (9'5" reducing to 6'3" x 14'10")

Upvc double-glazed window.

### Bedroom 2 - 3.05m x 2.44m (10'0" x 8'0")

Upvc double-glazed window.

### Bedroom 3/Office - 1.83m x 1.98m (6'0" x 6'6")

Upvc double-glazed window.

### Bathroom/WC - 2.44m x 1.63m (8'0" x 5'4")

Opaque Upvc double-glazed window. Three-piece modern white suite: low-level WC, pedestal wash hand basin with mixer tap, and panelled bath with glazed shower screen, mixer tap, and plumbed-in shower. Ladder-style chrome heated towel rail, recess spot lighting, and extractor.

### Second Floor/Loft Room - 7.42m x 4.5m (24'4" overall measurements including areas of reduced head height x 14'9" reducing to 6'10")

Double-glazed window with easy-fit blinds. Access to store room in use as home office and separate ensuite.

### Store Room/Home Office - 2.31m x 1.98m (7'7" x 6'6")

Upvc double-glazed window.

### Ensuite Shower/WC - 2.31m x 1.7m (7'7" x 5'7" including areas of reduced head height)

"Keylite" double-glazed skylight. Three-piece modern white suite: low-level WC, pedestal wash hand basin with mixer tap, and step-in shower enclosure with plumbed-in shower. Part wall tiling, ladder-style chrome heated towel rail, extractor.

### Outside

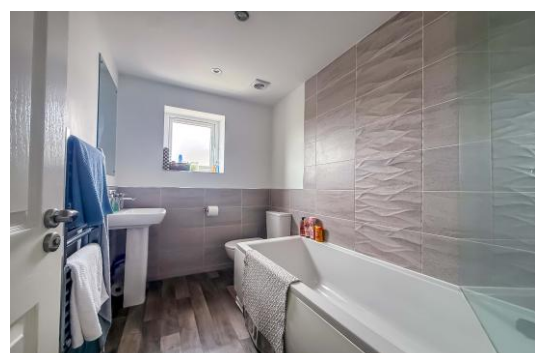
Gardens are low-maintenance at both front and rear, with lawn and slate borders. There is a flagged pathway and side entrance access leading to an enclosed, walled rear garden laid to lawn with a private patio area. There are two designated car parking spaces accessed via a gate to the side.

### Council Tax

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

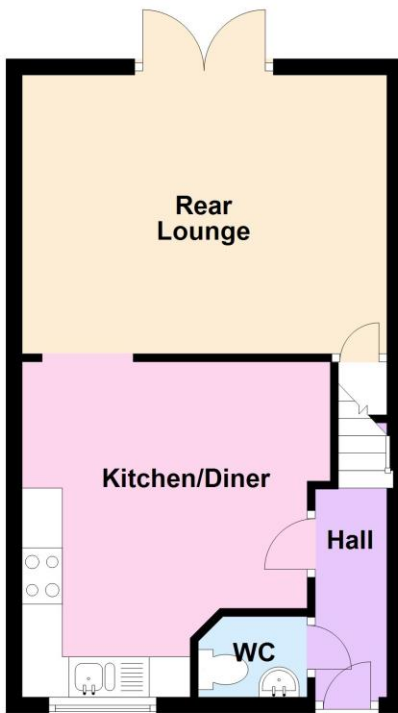
### Tenure

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



### Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



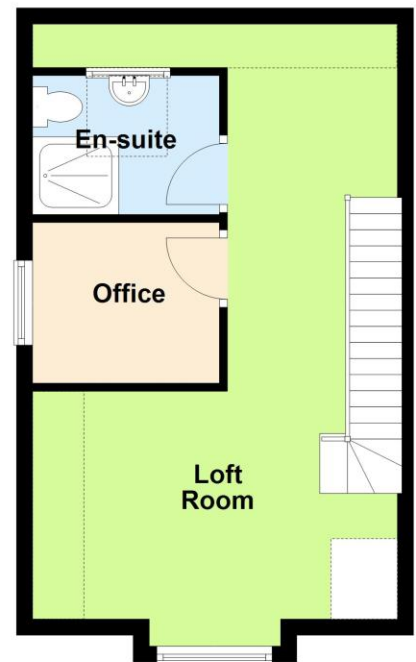
### First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



### Second Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 104.4 sq. metres (1124.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.