



## Kingston Crescent, Marshside, Southport PR9 9YJ

We are pleased to present this immaculate, beautifully presented detached bungalow with southerly facing garden, three bedrooms and spacious living room leading to large garden room to the rear.

The well planned and tastefully decorated accommodation is installed with gas central heating and uPVC double glazing briefly comprising Entrance Vestibule, Hall with store cupboards, attractive "Shaker" style Kitchen, Living Room, southerly facing Garden Room, three Bedrooms and modern Shower Room.

There is a paved drive to the front providing ample off road parking with a gravelled garden area planned for ease of maintenance and including established shrubs. The southerly facing rear garden, once again, is planned for ease of maintenance with paved and gravelled areas and lean-to canopied Store.

Kingston Crescent is located off Ferryside Lane which, in turn, is located off Fylde Road where there are public transport facilities, shops, Sports & Social Club. Churchtown Village, which is only a 7 minute drive away, hosts a number of shops, restaurants and bars. Additionally, within easy reach is the beach and RSPB Marshside Nature Reserve alongside many local schools, golf clubs, the Botanic Gardens and Hesketh Park.

**Price: £280,000 Subject to Contract**

## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 6.15m x 3.2m (20'2" x 10'6")

**Garden Room** - 3.71m x 4.27m (12'2" x 14'0")

**Kitchen** - 3m x 2.74m (9'10" x 9'0")

**Bedroom 1** - 3.63m x 3.02m (11'11" x 9'11" overall)

**Bedroom 2** - 3.02m x 2.67m (9'11" x 8'9")

**Bedroom 3** - 2.39m x 2.24m (7'10" x 7'4")

**Shower Room** - 2.03m x 1.93m (6'8" x 6'4")

### Outside:

There is a paved drive to the front providing ample off road parking with a gravelled garden area planned for ease of maintenance and including established shrubs. The southerly facing rear garden, once again, is planned for ease of maintenance with paved and gravelled areas and lean-to canopied Store.

### Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

### Tenure:

Leasehold for a residue of 999 years from 1st January 1969 subject to an annual ground rent of £12

### NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
		70	77

EU Directive 2002/91/EC

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.