

15 Three Pools
Southport, PR9 8RA, £200,000
'Subject to Contract'

Nestled on the picturesque Three Pools Crescent in Crossens, this three-bedroom semi-detached home offers modern family living at its finest. Situated just off Rufford Road, you'll enjoy easy access to the charming amenities of Churchtown Village, from boutique shops to cosy restaurants, bars, and the tranquil Botanic Gardens. Step inside to a welcoming entrance hall, leading to a stylish lounge that flows into a bright dining room. The separate modern kitchen features contemporary appliances to suit your lifestyle. Upstairs, three well-proportioned bedrooms and a bathroom with a separate WC offer ideal family comfort. The private gardens are a standout feature, not overlooked, with peaceful views stretching toward open farmland. While future development may take place nearby, the charming Three Pools waterway will continue to frame your serene outlook. With off-road parking, a garage, and room for multiple vehicles, this home is ready to welcome its next lucky owner!

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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 Hall
Entrance door with oval glazed stained and leaded insert leads to hall. Stairs lead to first floor with handrail and newel post. Built-in cupboard with shelving also houses meters, and glazed door leads to.....

Lounge - 4.34m x 3.48m (14'3" x 11'5")
Upvc double-glazed window to front of property. Archway leads to…

Dining Room - 2.72m x 2.95m (8'11" x 9'8")
Double-glazed sliding patio doors lead to rear garden.

Kitchen - 2.69m x 2.39m (8'10" x 7'10")
Upvc double-glazed window overlooks garden to the rear with Upvc double-glazed door to side with opaque glazed insert. Modern kitchen arranged with a number of built-in base units including cupboards and drawers, wall cupboards, one housing a wall-mounted combination style central heating boiler system, under-unit lighting and working surfaces with one and a half bowl sink unit, mixer tap and drainer. There's also pull-out larder style cupboards. Appliances includes Siemens electric oven with five-ring gas-on-glass hob, concealed extractor and integral fridge. Plumbing for a washing machine. Part wall tiling, wall shelving and Karndean flooring.

First Floor Landing
Upvc double-glazed side window. Loft access.

Bedroom 1 - 3.63m x 3.48m (11'11" to rear of wardrobes x 11'5" overall measurements into recess)
Upvc double-glazed window overlooking fields and farmland to the rear.

Bedroom 2 - 3.48m x 3.48m (11'5" x 11'5" in to door recess)
Upvc double-glazed window. Built-in cupboard with vanity mirrored folding doors to recess.

B**edroom 3/Office** - 2.44m x 2.46m (8'0" x 8'1")
Upvc double-glazed window with fitted computer desk, shelving to recess.

Bathroom - 1.65m x 1.47m (5'5" x 4'10")
Upvc double glazed window, overlooking fields beyond. Two-piece suite comprising panel bath, mixer tap, shower attachment, folding shower screen and pedestal wash hand basin. Tiled walls.

WC - 1.68m x 0.84m (5'6" x 2'9")
Upvc double-glazed window to side. Low-level WC and tiled walls.

Outside
Flagged driveway access to front provides off-road parking for numerous vehicles, edged borders and lawn with plants, shrubs and trees. Driveway access continues to the rear and a garage via up-and-over door with electric power supply. Gated access leads to the enclosed south-facing rear garden with well-established stocked borders comprising a variety of plants, shrubs and trees. Patio and lawn. Not directly overlooked and backing onto farmers' fields to the rear, a definite feature.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band C. 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.







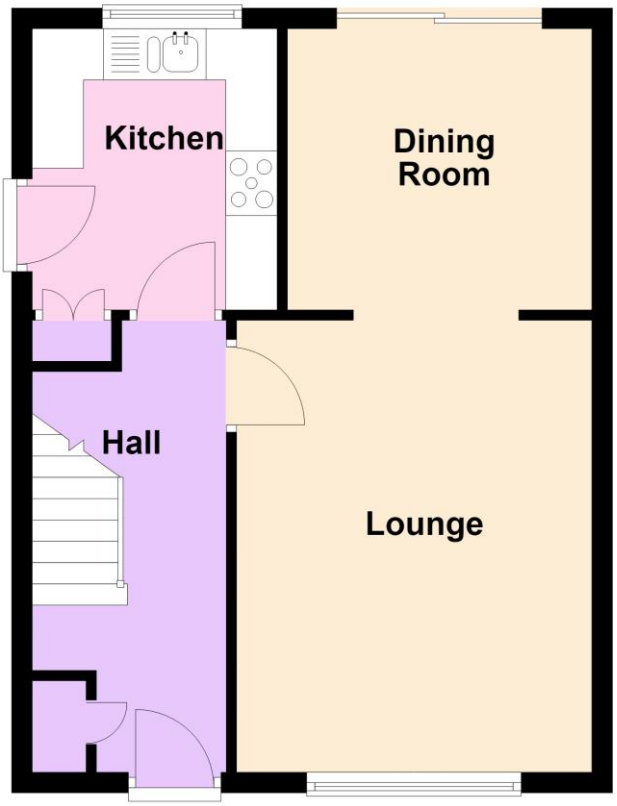






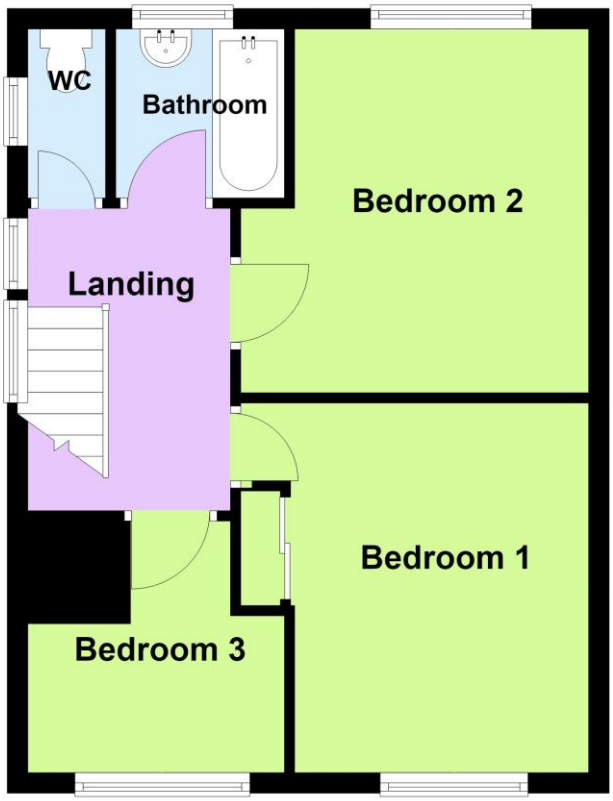
Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 79.1 sq. metres (850.9 sq. feet)







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.