



**16 Three Pools, Crossens  
Southport, PR9 8RA £210,000  
'Subject to Contract'**

This appealing semi-detached house presents an excellent opportunity for first-time buyers or those looking to downsize, offering comfortable and flexible living space in a popular and well-connected location. The accommodation is arranged over two floors and includes two welcoming reception rooms, a fitted kitchen, and a bright conservatory to the rear. Upstairs, there are three bedrooms and a family bathroom. The property enjoys established gardens front and rear, with direct access to a garage positioned at the rear boundary. Off-road parking is also available to the front. Backing onto open farmland, the home enjoys a pleasant and private outlook, currently not directly overlooked. Conveniently located for the nearby villages of Crossens and Churchtown, residents will also appreciate proximity to the picturesque Botanic Gardens and a range of both Primary and Secondary Schools nearby. A versatile home in a lovely setting, early viewing is highly recommended.

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 Hall

Upvc double glazed entrance door and opaque side insert, built in cupboard with hanging space and staircase to first floor with handrail, spindles and newel post. Useful cupboard to under stairs. Door leads to...

### WC

Situated under stairs with Upvc double glazed side window, low level WC, wash hand basin with tiled splashback and mixer tap.

### Lounge - 4.37m x 3.45m (14'4" x 11'4")

Upvc double glazed window to front, electric contemporary style fire place with marble interior, hearth and wooden fire surround. Wall light points and archway provides open plan access leading to...

### Dining Room - 2.72m x 2.92m (8'11" x 9'7")

Door leads to kitchen and double glazed sliding patio doors lead to...

### Conservatory - 3.66m x 3.02m (12'0" x 9'11")

Upvc double glazed windows and door to enclosed garden at the rear overlooking farmland beyond.

### Kitchen - 2.72m x 2.41m (8'11" x 7'11")

Upvc double glazed double doors lead to rear garden, further door to dining room. Attractive modern style fitted kitchen with a range of built in base units with cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric oven with four ring gas hob, space is available for free standing fridge freezer and plumbing for washing machine and space for tumble dryer. Wall cupboard houses wall mounted 'Logic' central heated boiler system. Spotlighting.

### Landing

Upvc double glazed side window and fitted airing cupboard housing hot water cylinder. Loft access.

### Bedroom 1 - 4.37m x 2.95m (14'4" x 9'8" excluding entry door recess)

Upvc double glazed window, wall light points and dado rail.

### Bedroom 2 - 2.74m x 3.53m (9'0" x 11'7" into door recess)

Upvc double glazed window with views over farmland to rear.

### Bedroom 3 - 2.46m x 2.44m (8'1" x 8'0")

Upvc double glazed window.

### Shower Room/ WC - 1.65m x 2.41m (5'5" x 7'11")

Three piece modern white suite comprising of low level WC incorporating vanity wash hand basin, corner walk in shower with glazed shower screen, electric shower unit and tiled walls. Opaque Upvc double glazed windows to side and rear, ladder style chrome heated towel rail.

### Outside

Driveway access to front provides off road parking for numerous vehicles with lawn including established borders well stocked with a variety of plants, shrubs and trees. Driveway access continues via side of property to a garage at the rear with access via up and over door. The rear garden comprises flagged patio with laid to lawn and further established borders. The property is not directly overlooked with current views over farmland to rear.

### Note

Please note that the land in the immediate vicinity has been earmarked for development, with planned road access from Blundells Lane, Churchtown. Please see the following link for further information and site plan.

<https://pa.sefton.gov.uk/online-applications/applicationDetails.do?keyVal=SBDGR5NWJYH00&activeTab=summary>

### Council Tax

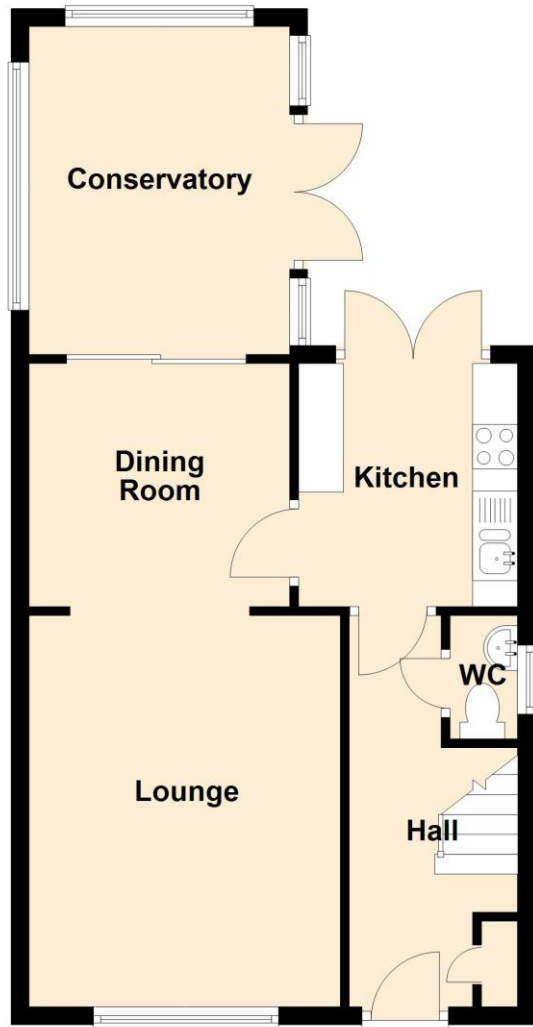
Sefton MBC band C.

### Tenure

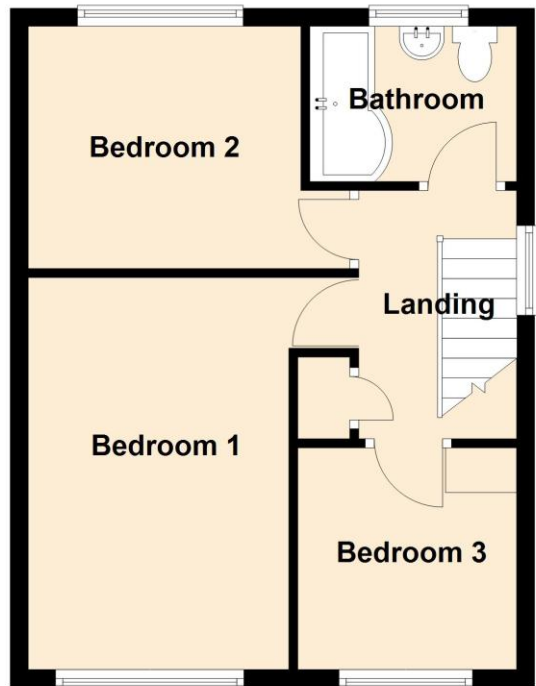
Freehold



## Ground Floor



## First Floor



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		
	66	85
England & Wales	EU Directive 2002/91/EC	



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