



**30 Seacroft Crescent, Southport, PR9 9FR,
Offers Over £280,000
'Subject to Contract'**

Nestled in the sought-after Marshside area of Southport, this Howard-built dormer-style semi-detached home offers generous accommodation throughout. Perfectly positioned near Fylde Road's amenities including doctors' surgeries, a pharmacy, an award-winning chip shop, and a supermarket, plus convenient bus links to Southport town centre, Churchtown village, and Preston. The Marshside Nature Reserve is also close by. Inside, you'll find an entrance hall with WC, a large front reception room, a dining room, and a breakfast kitchen leading to a conservatory with modern fittings. A ground-floor fourth bedroom doubles as a handy home office. Upstairs, three further bedrooms and a modern bathroom await. Outside, the well-established gardens are low-maintenance, with off-road parking and garage access. Early viewing is highly recommended! No Chain Delay

Enclosed Entrance Vestibule

UPVC double glazed outer door and UPVC double glazed in at all leading too...

Entrance Hall

Turned stairs lead to first floor with handrail and new post. Wood grind laminate style flooring and door leads to...

Ground Floor WC - 1.68m x 1.32m (5'6" x 4'4")

UPVC double glaze side window with low-level WC, pedestal wash hand basin, built-in cupboard and separate storage cupboard to under the stairs. Wood grind laminate style flooring.

Lounge - 5.44m x 3.4m (17'10" x 11'2" excluding bow bay window)

UPVC double glazed Bob window to front of property, living flame gas fire with marble interior, half and fire surround.

Dining Room - 4.44m x 3.4m (14'7" x 11'2")

UPVC double glazed window to conservatory adjoining, wood grain laminate style flooring.

Kitchen/Breakfast Room - 5.69m x 2.84m (18'8" x 9'4" reducing to 8'10" overall measurements)

UPVC double glazed window to side, attractive fitted kitchen arranged in a cream shaker style with a number of built-in base units, including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric oven, gas hob and wall cupboard housing the Logic centrally heated boiler system. Kitchen finished with Quartz Granite working surfaces, flooring and part wall tiling. Open plan access to breakfast area at the rear with UPVC double glazed window overlooking gardens and further UPVC double glazed sliding patio door leading to....

Conservatory - 2.18m x 2.87m (7'2" x 9'5")

UPVC double glazed window and door to rear of property. Quartz granite flooring, wall light point.

Bedroom 4 - 2.69m x 2.72m (8'10" x 8'11")

UPVC double glazed window.

First Floor

Landing with glazed opaque UPVC double glazed window, building cupboard and loft access via drop-down ladder for additional storage purposes.

Bedroom 1 - 4.24m x 0.61m (13'11" x 2'0" to rear of wardrobes)

UPVC double glazed window, wood grain laminate style flooring and fitted wardrobes.

Bedroom 2 - 3.66m x 3.43m (12'0" x 11'3" into recess)

UPVC double glaze window overlooks rear of property, wood grey laminate style flooring and building cupboard.

Bedroom 3 - 2.18m x 2.72m (7'2" x 8'11")

UPVC double glazed window, wood grey laminate style flooring and fitted wardrobe.

Bathroom/WC - 2.69m x 2.72m (8'10" x 8'11" into shower recess)

UPVC double glaze window, four-piece modern white suite comprising of low-level WC, panel bath, pedestal wash hand basin and step in shower enclosure to recess with thermostatic shower, part wall tiling, tile flooring.

Outside

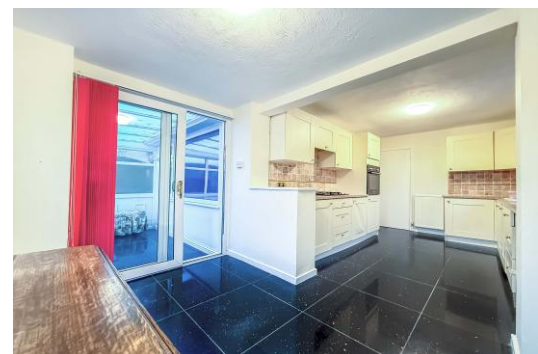
Driveway to front provides off-road parking within enclosed lawn and board as well stocked with a variety of plants, shrubs and trees. Side access leads to a garage at the rear and patio within enclosed garden, not directly overlooked with further established boards.

Council Tax

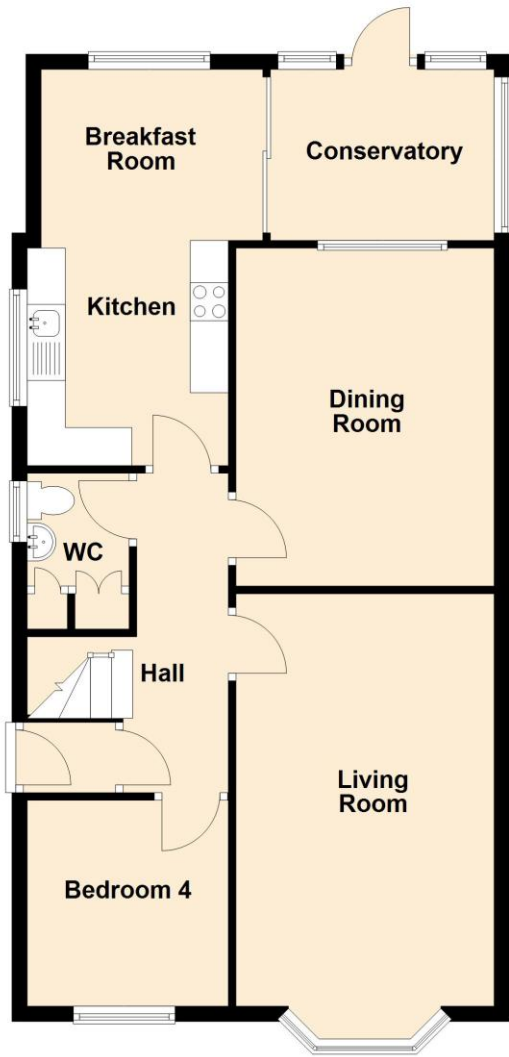
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

Tenure

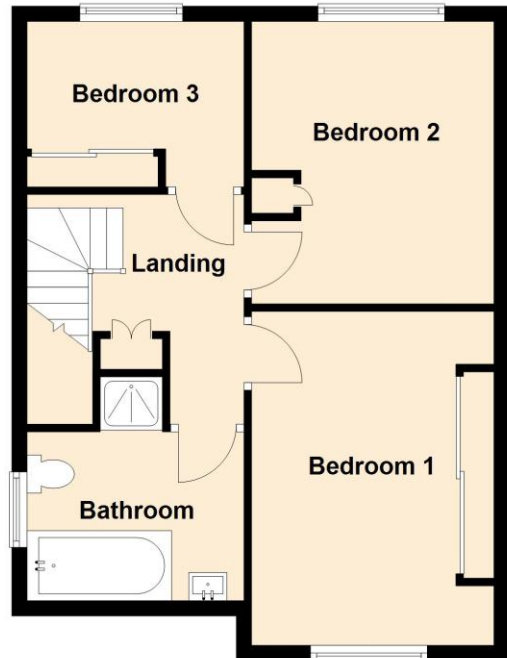
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.