



**24 Land Lane, Crossens,
Southport, PR9 8HX
£128,000 Subject to Contract**

This semi-detached home presents an ideal opportunity for first-time buyers, and is offered for sale with no chain delay. Centrally heated and double-glazed, the accommodation briefly includes; Porch, Lounge, Breakfast Kitchen, with Two Bedrooms and a Shower Room on the first floor. There is an established front garden and yard at the rear. The property is conveniently situated just off Rufford Road, close to local amenities and a popular primary school. Churchtown Village is readily accessible

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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 Porch - 1.52m x 1.27m (5'0" x 4'2")

Upvc double glazed window, Upvc outer door with double glazed insert. Figure glazed inner door to....

Lounge - 3.12m x 4.04m (10'3" x 13'3")

Upvc double glazed 'French' door leading to the garden. Living flame coal effect gas fire and attractive surround.

**Dining Kitchen** - 3.17m x 3.23m (10'5" x 10'7" to front of staircase extending to 13'4" overall)

Stairs to the first floor. Single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Four ring gas hob with cooker hood above and electric oven below. Existing washing machine, integrated fridge freezer, wall mounted 'Main' gas central heating boiler. Upvc double glazed window, door to outside.

**First Floor Landing****Bedroom 1** - 3.1m x 4.04m (10'2" x 13'3")

Upvc double glazed window.

Bedroom 2 - 3.2m x 1.83m (10'6" x 6'0")

Upvc double glazed window.

**Shower Room** - 2.18m x 1.14m (7'2" x 3'9")

Step in shower enclosure with electric shower, wash hand basin, low level WC. Tiled walls, chrome towel rail/ radiator, extractor.

Outside

The front garden is planned with loose stone areas, shrubs and well stocked borders, there is a yard to the rear with useful sheds.

**Council Tax**

Sefton MBC band A.

Tenure

Freehold.

Mobile Phone Signal

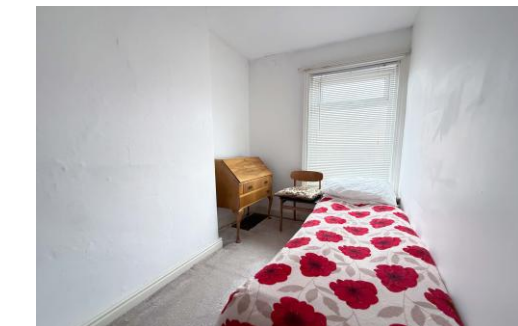
Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

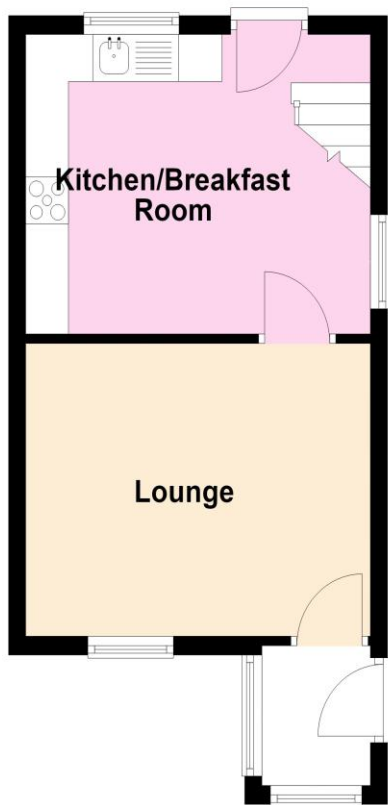
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 53.5 sq. metres (576.3 sq. feet)