



**17 Kingston Crescent  
Southport, PR9 9YH £185,000  
'Subject to Contract'**

This semi-detached, true bungalow occupies an established, generous plot on a popular residential development of similar detached and semi-detached bungalows, located just off Fylde Road. The location is convenient for the local facilities at Churchtown Village and nearby bus services providing access to the Southport Town Centre. The modern style property is immaculately presented throughout and is centrally heated and double glazed. Internally the accommodation briefly includes; entrance vestibule opening to lounge and modern fitted kitchen, inner hall leads to two double bedrooms, one arranged as a dining room and a modern shower room/Wc. The gardens are a definite feature! Very well established and private with off road parking to front.

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*Southport's Estate Agent*

**Entrance Hall** - 2.26m x 1.55m (7'5" x 5'1")

Upvc double glazed outer door, built in base units and cupboards to one wall and glazed inner door leads to main lounge.

**Lounge** - 4.7m x 3.51m (15'5" x 11'6")

Upvc double glazed bow bay window to front of property, living flame gas fire with marble interior, hearth and fire surround. Wall light points. Glazed doors lead to inner hall and further door leads to inner hall.

**Kitchen** - 2.24m x 3.18m (7'4" x 10'5")

Opaque Upvc double glazed door with side window. Attractive fitted kitchen with a range of built in base units including cupboards and drawers, wall cupboards, glazed china cupboards with under unit lighting and working surfaces including single bowl sink unit with mixer tap and drainer. Wall mounted 'ideal' combination style central heated boiler system. Plumbing is available for slimline dishwasher and further washing machine. Integral appliance comprise of 'Neff' oven with four ring gas hob and extractor over. Space is available for free standing fridge freezer. Part wall tiling.

**Inner Hall**

Loft access point and door leads to loft with drop down aluminium ladder and loft is part boarded to provide additional storage space.

**Bedroom 1** - 3.56m x 3.07m (11'8" x 10'1")

Upvc double glazed window overlooks rear of garden. Fitted wardrobe with hanging space and shelving.

**Bedroom 2/ Dining Room** - 2.67m x 2.74m (8'9" x 9'0")

Upvc double glazed sliding patio doors lead to garden at the rear. Double bedroom arranged as a dining room.

**Shower Room/ Wc** - 1.65m x 2.03m (5'5" x 6'8")

Three-piece modern white suite comprising of low-level Wc, vanity wash hand basin with mixer tap, cupboards below and step in shower enclosure with glazed shower screen, plumbed in overhead shower and handheld shower attachment. Part wall tiling with wall grips and recesses spotlighting.

**Outside**

Flagged driveway access to front provides off road parking. Lawn with established borders, plants and shrubs. Secure gated side access leads to enclosed garden at the rear with flagged patio, well screen with laid to lawn fenced and hedging including timber garden shed and not directly overlooked.

**Council Tax**

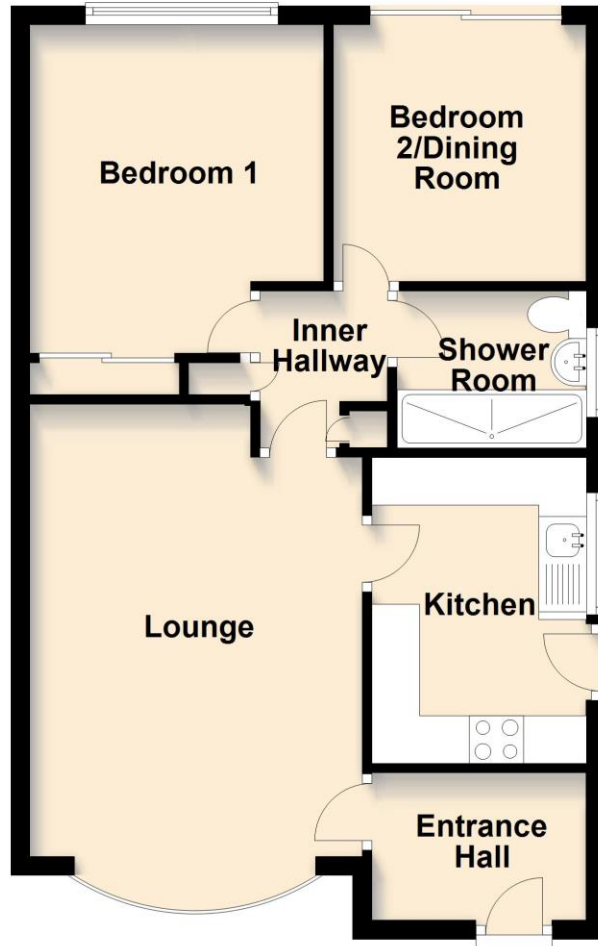
Sefton MBC band C

**Tenure**

Leasehold for 999 years from 1st January 1969, subject to an annual rent of £12.00.



## Ground Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



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