



33 Seacroft Crescent, Marshside, Southport, PR9 9FR
Offers In The Region Of £200,000
Subject to Contract

An early viewing is recommended to appreciate the extent of the accommodation offered by this semi detached property. Installed with gas central heating and Upvc double glazing the accommodation, which would benefit from modernisation, briefly includes; entrance hall, lounge, kitchen, two bedrooms, bathroom and Wc and a fixed staircase provides access to further accommodation on the first floor which includes two further bedrooms and a 'Jack and Jill' bathroom. There are established gardens to both front and rear, off road parking and a garage. The property is situated in a popular and established location, convenient for local bus services providing access to Churchtown Village and Southport Town Centre.

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Southport's Estate Agent

Side Entrance

Entrance Vestibule

Entrance Hall

Laminate flooring stairs to the first floor.

Lounge - 5.44m x 3.43m (17'10" x 11'3")

Stripped floor, stone fire place, Upvc double glazed double doors and side windows leading to the rear garden.

Kitchen - 3.66m x 2.69m (12'0" x 8'10")

Upvc double glazed side window with single drainer stainless steel sink unit below. A range of base units wall cupboards woodgrain working surfaces. Built in oven hob and hood (not tested by the agents) wall mounted 'Worcester' central heating boiler. Further Upvc double glazed window and door to the rear garden.

Bedroom 1 - 4.22m x 3.45m (13'10" x 11'4")

Upvc double glazed window. Useful under stairs cupboard.

Bedroom 2 - 3.45m x 2.69m (11'4" x 8'10")

Upvc double glazed window. Laminate flooring.

Bathroom - 1.65m x 2.08m (5'5" x 6'10")

Coloured suite including pedestal wash hand basin, low level Wc, twin grip panelled bath. Three quarter tiled walls. Upvc double glazed window.

Second Floor

Bedroom 3 - 4.06m x 3.05m (13'4" x 10'0" extending to 13'4" into areas of reduced head height)

Laminate flooring, velux style double glazed window. Built in cupboards. Door to 'Jack and Jill' ensuite.

Ensuite - 3.56m x 2.08m (11'8" x 6'10" overall measurements)

Panelled bath, pedestal wash hand basin, low level Wc double glazed window.

Bedroom 4 - 1.63m x 6.22m (5'4" extending to 8'5" x 11' x 20'5")

Double glazed velux style windows.

Outside

Established gardens to the front and rear, off road parking to the front. Rear garden with lawn borders and patio. Garage.

Tenure

Freehold

Council Tax

Sefton MBC band C.

Note

Please note that none of the appliances have been tested by the agents. The 'bungalow' is sold as seen and we are unable to confirm that the work carried out to extend the loft complies with building regulations or planning approval.



Ground Floor



First Floor



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



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.