



122 Kingston Crescent, Southport, PR9 9YY

£280,000

Subject to Contract

Discover this charming detached true bungalow on Kingston Crescent, boasting versatile accommodation and delightful gardens with an appealing open aspect to the rear. This centrally heated and double-glazed home offers comfortable living in a popular location, conveniently close to local facilities and bus services. With off-road parking and a generous double garage, this property presents an excellent opportunity.

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

Southport's Estate Agent

Side Enclosed Vestibule

UPVC double glazed outer door and side window, tiled floor. Leaded glazed inner door to...

Entrance Hall

Cupboard housing 'Potterton' gas central heating boiler.

Lounge - 3.2m x 6.17m (10'6" x 20'3")

UPVC double glazed window overlooking the front garden. Electric coal effect fire and surround.

Kitchen - 2.62m x 2.97m (8'7" x 9'9")

UPVC double glazed side window with single drainer stainless steel sink unit and mixer tap below. A range of base units with cupboards and drawers, pull out larder unit, wall cupboards, illuminated working surfaces. 'Lamona' four ring gas hob with chimney style cooker hood above, split level electric oven, integrated fridge freezer, dishwasher and washing machine. Part wall tiling, wood flooring.

Bedroom One - 3.05m x 2.49m (10'0" x 8'2" (12'0" x 8'2" overall measurements to rear of wardrobes)

Built-in wardrobes to two walls with mirrored sliding doors. UPVC double glazed window.

Bedroom Two/Sitting Room - 2.69m x 3.05m (8'10" x 10'0")

UPVC double glazed French doors leading to the rear garden.

Bedroom Three - 2.44m x 2.34m (8'0" x 7'8")

UPVC double glazed window.

Shower Room - 1.83m x 2.01m (6'0" x 6'7")

UPVC double glazed window. White suite comprising pedestal wash hand basin, low level WC and corner entry shower enclosure with thermostatic shower. Part tiled walls. Extractor fan.

Outside

The bungalow stands in delightful established gardens to both the front and rear. There is off-road parking for a number of vehicles, and a driveway to the side leads to a carport and a substantial garage measuring 20'0" x 8'0". The front garden is provided with a loose pebbled area with paved seating area. The rear garden benefits from a paved patio area, two further paved sitting areas, AstroTurf lawn, and enjoys an open aspect to the rear.

Council Tax

Sefton MBC Band C.

Tenure

Leasehold for 999 years from 1 January 1969.

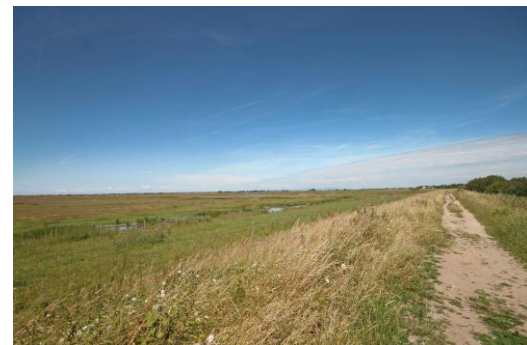


Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)



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