



**14 Crostons Brow, Churchtown,  
Southport, PR9 9QU  
£260,000 Subject to Contract**

This semi detached bungalow is installed with gas central heating and Upvc double glazing and is offered for sale with no chain delay. The accommodation briefly includes; entrance hall, lounge, conservatory, kitchen with a range of built in appliances, two bedrooms and bathroom and WC. Two further bedrooms and a shower room are also located on the first floor. The bungalow stands in established gardens to both front and rear, there is off road parking at the side and a substantial brick garage to the rear. The bungalow is situated in a popular and established residential location in a cul-de-sac of similar properties located just off Knob Hall Lane. This location is convenient for local stores together with the facilities at Churchtown Village.

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

*Southport's Estate Agent*

## Enclosed Vestibule

Upvc outer door with double glazed insert, tiled floor.

## Entrance Hall

Woodgrain LVT flooring, stairs to the first floor.

## Lounge - 5.49m x 3.48m (18'0" x 11'5")

Double glazed patio door and side screen to...

## Conservatory - 4.04m x 3.61m (13'3" x 11'10")

Upvc double glazed windows and double doors to the rear garden. Tiled floor.

## Kitchen - 3.48m x 2.46m (11'5" x 8'1")

Single drainer stainless steel sink unit, a range of 'high gloss white' units including; base units with cupboards and drawers, wall cupboards and working surfaces. 'AEG' four ring gas hob with 'AEG' electric oven below, cooker hood above' integral fridge, freezer and dishwasher. Plumbing for washing machine, cupboard housing 'Worcester' gas central heating boiler. Part wall tiling and tiled floor. Upvc double glazed window and door leading to the rear garden.

## Bedroom 1 - 4.17m x 3.58m (13'8" x 11'9")

Recess for bed with wardrobes to side and overhead store cupboards, further useful store cupboards. Upvc double glazed window.

## Bedroom 2 - 3.45m x 2.74m (11'4" x 9'0")

Upvc double glazed window.

## Bathroom - 1.63m x 2.16m (5'4" x 7'1")

White suite including vanity wash hand basin with drawer unit below, low level WC, spa bath with mixer tap, thermostatic shower and shower screen, chrome towel rail/ radiator. Woodgrain LVT flooring. Upvc double glazed window.

## First Floor Landing

With access to deep walk in store cupboard.

## Rear Bedroom 3 - 2.64m x 3.15m (8'8" x 10'4")

Double glazed velux window and access to under eaves storage.

## Side Bedroom 4 / Study - 2.69m x 2.97m (8'10" x 9'9")

Double glazed and obscured glass Upvc window. Access to under eaves storage.

## Shower Room - 2.64m x 2.26m (8'8" x 7'5")

Shower enclosure with electric shower, pedestal wash hand basin, low level WC. Part wall tiling, Upvc double glazed window with obscured glass. Extractor.

## Note

The property was unoccupied at the time of our inspection and we cannot guarantee that the built in appliances and central heating system are in working order.

## Outside

Established gardens to both front and rear, driveway to the side provides off road parking and leads to a brick garage at the rear measuring 24' x 10'8" having electric up and over door and Upvc double glazed side door. The rear garden is planned with AstroTurf lawn and patio.

## Council Tax

Sefton MBC band D.

## Tenure

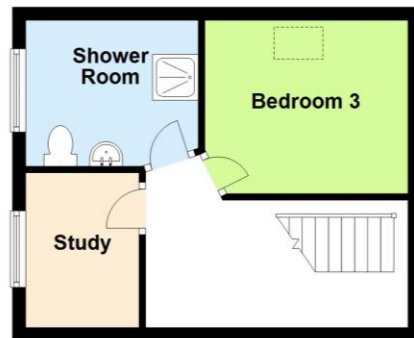
Freehold.



### 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.