







An early inspection is recommended of this well proportioned, semi detached family house which is located within a popular residential area, well placed for accessing a number of highly regarded schools.

The gas centrally heated and upvc double glazed accommodation has been much improved by the current owners and briefly comprises: Entrance Vestibule, Hall, Front Lounge and open plan Living/Dining Kitchen to the ground floor with three Bedrooms and a Shower Room to the first floor.

Outside, there are gardens to the front and rear, the front incorporating block paved driveway which provides off road parking for a number of vehicles. The rear garden is a particular feature of the property with sheltered verandah, patio, shaped lawn with water feature and established borders.

Preston New Road leads towards the many amenities of both Crossens and Churchtown Villages with local transport facilities to the town centre readily accessible.



PRESTON NEW ROAD, SOUTHPORT PR9 8PH

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## Ground Floor:

**Entrance Vestibule**

**Hall**

**Cloakroom**

**Lounge** - 3.66m x 3.3m (12'0" x 10'10")

**Living/Dining/Kitchen** - 5.49m x 4.27m (18'0" x 14'0")

## First Floor:

**Landing**

**Bedroom 1** - 3.66m x 3.3m (12'0" x 10'10")

**Bedroom 2** - 4.27m x 3.07m (14'0" x 10'1")

**Bedroom 3** - 2.92m x 2.08m (9'7" x 6'10")

**Shower Room** - 2.77m x 2.29m (9'1" x 7'6")

**Outside:** There are gardens to the front and rear, the front incorporating block paved driveway which provides off road parking for a number of vehicles. The rear garden is a particular feature of the property with sheltered verandah, patio, shaped lawn with water feature and established borders.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

**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>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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