



53 Harrogate Way, Crossens, Southport, PR9 8JN

£230,000

Subject to Contract

Discover this well-presented three-bedroom home, offering a perfect blend of comfortable living and convenient access to local amenities. Situated with established gardens and ample parking, it's an ideal choice for a variety of buyers. Step inside to an inviting entrance hall, leading to a bright lounge and a spacious L-shaped dining kitchen, perfect for everyday family life and entertaining. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom. With its sunny rear garden and excellent location, this property is a must-see.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall

Upvc outer door with double-glazed side window. Stairs to first floor with useful storage cupboard below. Further deep cloaks/storage cupboard. Engineered Oak flooring.

WC - 1.42m x 1.04m (4'8" x 3'5")

White suite comprising vanity wash hand basin and low-level WC. Chrome towel rail/radiator. Part-wall tiling. Engineered Oak flooring. Upvc double-glazed window.

Lounge - 4.8m x 3.66m (15'9" x 12'0")

Upvc double-glazed window overlooking the front garden. Engineered Oak flooring. Living-flame, electric, wall-mounted fire. Opening to...

L-Shaped Dining Kitchen - 2.74m x 6.25m (9'0" extending to 14'9" x 20'6")

Upvc double-glazed windows to side. Upvc double-glazed sliding patio door leading to rear garden. Upvc double-glazed outer door. Fitted with a range of base units incorporating cupboards and drawers, together with matching wall cupboards. Woodgrain working surfaces incorporating breakfast bar. Single-drainer 1 1/2 bowl stainless-steel sink unit. Appliances include four-ring induction hob with cooker hood above, electric oven below and slimline dishwasher. Space for fridge freezer and plumbing for automatic washing machine. Cupboard housing 'Worcester' gas central heating boiler.

First Floor

Upvc double-glazed window. Recessed spotlighting. Useful storage cupboard.

Bedroom 1 - 3.4m x 2.44m (11'2" x 8'0")

Upvc double-glazed window to rear.

Bedroom 2 - 2.97m x 3.63m (9'9" x 11'11")

Upvc double-glazed window to front.

Bedroom 3 - 2.08m x 2.49m (6'10" x 8'2")

Upvc double-glazed window to rear.

Bathroom - 1.65m x 1.96m (5'5" x 6'5")

Upvc double-glazed window. White suite comprising panel bath with mixer tap, thermostatic handheld shower and rainfall shower head, vanity wash hand basin with useful cupboard below and low-level WC. Part-wall tiling. Chrome towel rail/radiator.

Outside

Established gardens to both front and rear. Off-road parking to the side, with driveway access leading to a garage measuring approximately **21'7" x 9'0" internally**. The garage has electric light and power supply and an up-and-over door. The rear garden enjoys a 'Southerly' aspect and is principally laid to lawn with established borders and Indian stone patio areas.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

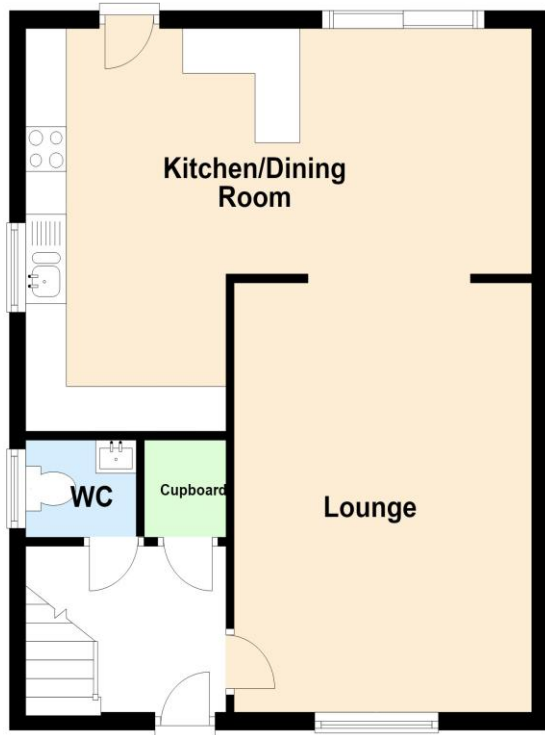
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



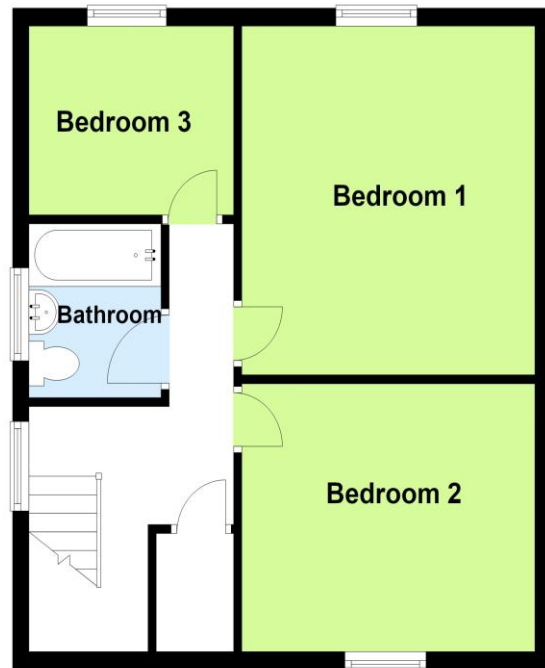
Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 91.3 sq. metres (982.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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