

For Sale

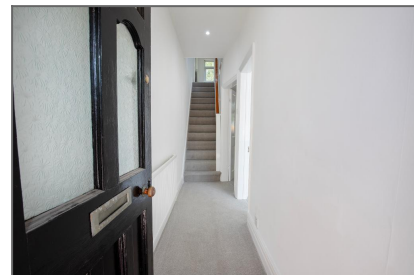
Pool Street, Crossens, PR9 8HZ



**Offers in Excess of £170,000 -
Sold Subject to Contract**

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Recently Decorated**
- ✓ **Sun Catching Rear Garden**
- ✓ **UPVc Double Glazing**
- ✓ **Ideal For First Time Buyers**
- ✓ **Modern Kitchen**
- ✓ **Off Road Parking**
- ✓ **EPC Rating - 'C'**



Description

Bailey Estates present this recently refurbished 3 bedroom Semi Detached home located in the town of Crossens.

Crossens is a small, charming coastal town known for its mix of historical charm and modern suburban life. The area is characterised by its peaceful atmosphere, offering a quieter lifestyle compared to the busier town centre of Southport. Close to a range of local amenities that cater to daily needs, including shops, pubs, and schools, the community is close-knit, supported by local churches and community centres that frequently host events and activities for residents. Public transportation is convenient, with bus services linking Crossens to Southport and other nearby areas.

This charming semi-detached home is situated on a quiet residential street, offering a peaceful setting ideal for family living. As you approach the property, a paved driveway provides convenient off-road parking, framed by well-maintained shrubs and trees that enhance the curb appeal. Side access is available, leading to the rear of the property.

Upon entering, you are welcomed by a bright and inviting entrance hallway, accessed through a stylish wooden door with frosted glass panels. The hallway leads to a spacious front reception lounge, featuring a large bay window that bathes the room in natural light, and a charming feature fireplace that adds warmth and character.

The rear of the home boasts a dining room that is flooded with natural light, seamlessly flowing into a modern kitchen area. Recently refurbished, the kitchen is both functional and stylish, offering ample storage space, including a convenient under-stairs cupboard. A door from the kitchen opens directly onto the garden, providing easy access for outdoor dining and entertaining.

Ascending to the first floor, you'll find a generously sized landing area, with doors leading to three well-proportioned bedrooms. Each bedroom is bright and airy, perfect for family members or guests. The contemporary family bathroom, also recently refurbished, offers a fresh and modern space for relaxation.

Stepping outside, the rear garden features a paved patio dining area, ideal for al fresco meals, which leads onto a garden with mature shrubs and tree borders, creating a private and tranquil outdoor space.

Don't miss out on this unique opportunity to make this charming 3 Bedroom Semi Detached home yours and call Bailey Estates today on 01704 564163.

Location

Leaving Bailey Estates office head north on Liverpool Road continuing over the train tracks. Continue onto Weld Road for approximately 0.7 miles, at the roundabout take the 3rd exit onto Marine Drive. Continue along Marine Drive at



the next roundabout, take the 2nd exit onto Marine Drive continue to the next roundabout to take the 1st exit and stay on Marine Drive. Follow Marine Drive for approximately 3 miles until the next roundabout taking the 3rd exit onto Rufford Road, then turn left onto Pool Street where this home is seen on the left hand side easily identified by a Bailey Estates FOR SALE board.

Ground Floor

Hallway - 12' 2" x 2' 11" (3.73m x 0.91m)

Lounge - 13' 3" x 10' 10" (4.04m x 3.32m)

Dining Room - 13' 0" x 10' 10" (3.98m x 3.32m)

Kitchen - 8' 11" x 8' 4" (2.73m x 2.55m)



First Floor

Landing - 15' 10" x 5' 2" (4.83m x 1.6m)

Bedroom 1 - 8' 11" x 8' 4" (2.73m x 2.55m)

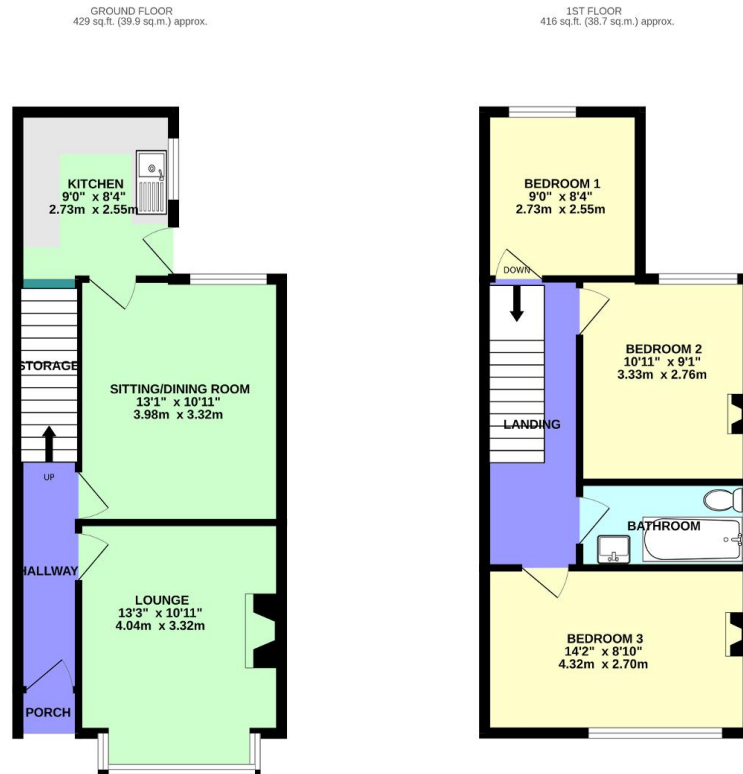
Bedroom 2 - 10' 11" x 9' 0" (3.33m x 2.76m)

Bedroom 3 - 14' 2" x 8' 10" (4.32m x 2.7m)

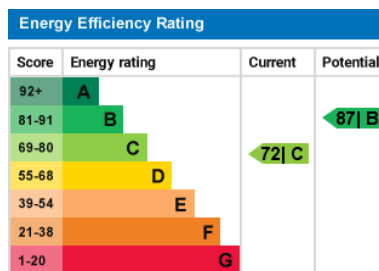
Bathroom - 9' 0" x 4' 7" (2.75m x 1.4m)



Floorplans



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Lettoplan CS2024



Additional Information

Council tax Band B
Local Authority - Sefton Council

Tenure: Freehold

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.