

**For Sale**

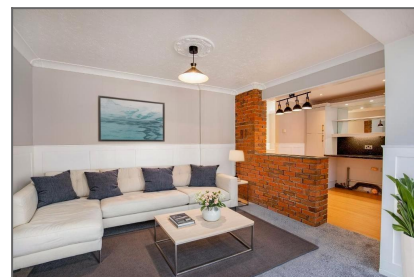
**Fell View, Crossens, PR9 8JX**



**Offers in Region of £296,500 - Available**

### **4 bedroom Detached**

- ✓ **4 Bedroom Detached**
- ✓ **3 Reception Rooms**
- ✓ **Beautifully Presented Throughout**
- ✓ **Off Road Driveway Parking**
- ✓ **Crossens Location**
- ✓ **Modern Fitted Kitchen**
- ✓ **Fabulous Family Bathroom**
- ✓ **EPC Band Rating - 'C'**



## Description

Bailey Estates is thrilled to present this beautifully presented four-bedroom detached home, situated on a desirable corner plot in the popular residential area of Crossens. Crossens is a fantastic location for families, offering excellent local amenities, schools, and transport links. Well-regarded primary and secondary schools are just a short distance away, families will also appreciate the nearby parks and outdoor spaces. Crossens provides convenient public transport links, with regular bus services to Southport town centre, while local shops, cafés, and supermarkets ensure everyday essentials are close at hand.

Nestled on a generous corner plot, this home boasts an attractive frontage with a sweeping lawn and a block-paved driveway providing ample off-road parking. A newly installed composite side gate leads to the rear garden, while a separate driveway at the back of the property offers additional parking and access to the garage, complete with an up-and-over electric door.

Stepping inside, you are welcomed by a bright and spacious hallway, now enhanced with bespoke half-wall panelling, adding a touch of elegance and character. The newly installed panelling continues throughout the front reception lounge, hallway, stairs, office area, utility space, and family room, showcasing the owner's investment in stylish detailing.

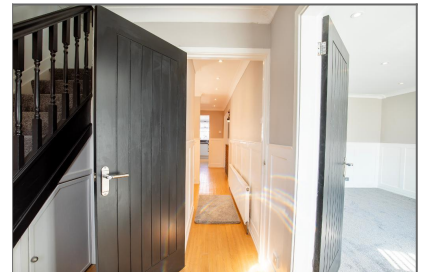
The front reception lounge is an inviting space, featuring a newly fitted ceiling and a gas fireplace, creating a cosy yet sophisticated ambiance. Moving through the hallway, a well-appointed ground floor WC with a corner sink sits adjacent to the open-plan living area at the rear of the home.

This fantastic open-plan space includes a dedicated office area, a bright and airy family room, and a contemporary kitchen/dining area. The office area benefits from a large window, making it an ideal workspace. Continuing through, the utility area offers ample storage, as well as plumbing for a washing machine and tumble dryer. The family area is a standout feature, with a striking half-brick wall complete with built-in lighting, complemented by the bespoke panelling, adding depth and charm to the space.

At the heart of the home, the modern kitchen and dining area are flooded with natural light, thanks to a conservatory-style roof and full-length windows. The kitchen is well-equipped with a central island, ample storage, and integrated appliances, including a four-ring gas hob, dishwasher, brand-new eye-level double ovens, and a brand-new fridge freezer. The dining area seamlessly connects to the garden via double patio doors, making this a perfect space for entertaining.

Recently fitted carpets have been fitted throughout the first floor, which offers four well-sized bedrooms, two front-facing and two rear-facing. Three of the four are generous double bedrooms, with two comfortably accommodating king-size beds.

The spacious primary bedroom at the front features fitted wardrobes, integrated speakers, and CCTV wiring, offering modern conveniences. A large rear-facing





double bedroom is also fitted with sliding-door wardrobes, downlights, and TV wiring, making it a stylish and functional retreat. The remaining bedrooms provide versatility, as sleeping quarters, a guest room, or a study.

The modern family bathroom is well-presented and fitted with a WC, sink, bath with a glass shower screen, and an overhead shower. The rear garden is a fantastic outdoor space, featuring a newly insulated and rewired garden room ideal for a home office, gym, or additional relaxation space. A paved patio wraps around the property, leading to a neatly fenced lawn area, while double composite gates provide further access to the garage area.

This wonderfully presented home has been thoughtfully improved by the current owners, offering a stylish and comfortable living space for a growing family. Don't miss out, call Bailey Estates today on 01704 564163 to arrange your viewing!

## Location

Leaving Bailey Estates office, head north on Liverpool Road through the village, continuing straight for approximately 0.8 miles, then at the roundabout take the 2nd exit onto Marine Drive.

Continue along Marine Drive going through 3 roundabouts continue along Costal Road until the main roundabout. At the roundabout take the 1st exit onto Banks Road then the 3rd right onto Fell View follow Fell View round to the right where the property stands proudly on your left.

## Ground Floor

**Entrance Hallway - 6' 7" x 8' 0" (2.02m x 2.46m)**

**WC - 5' 1" x 3' 11" (1.57m x 1.2m)**

**Lounge - 16' 4" x 11' 8" (5m x 3.58m)**

**Office Space - 5' 8" x 5' 1" (1.73m x 1.57m)**

**Utility Area - 18' 3" x 8' 8" (5.57m x 2.65m)** (maximum measurement)

**Family Room - 11' 1" x 9' 1" (3.39m x 2.79m)**

**Kitchen/Dining Room - 19' 9" x 14' 1" (6.04m x 4.3m)**

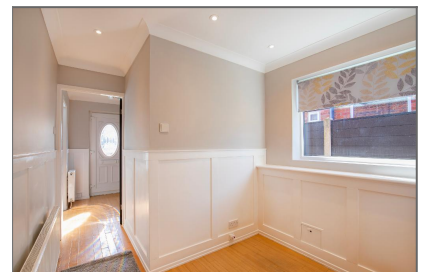
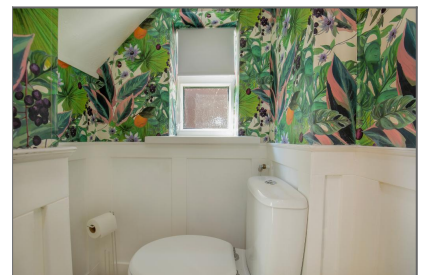
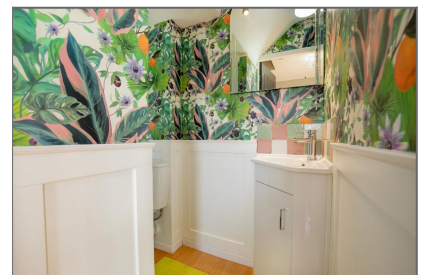
## First Floor

**Landing - 9' 3" x 4' 1" (2.82m x 1.27m)**

**Bedroom 1 - 9' 3" x 7' 9" (2.83m x 2.38m)**

**Bedroom 2 - 14' 4" x 10' 6" (4.37m x 3.21m)**

**Bedroom 3 - 10' 10" x 9' 10" (3.32m x 3m)**



**Bedroom 4 - 9' 11" x 7' 6" (3.04m x 2.31m)**

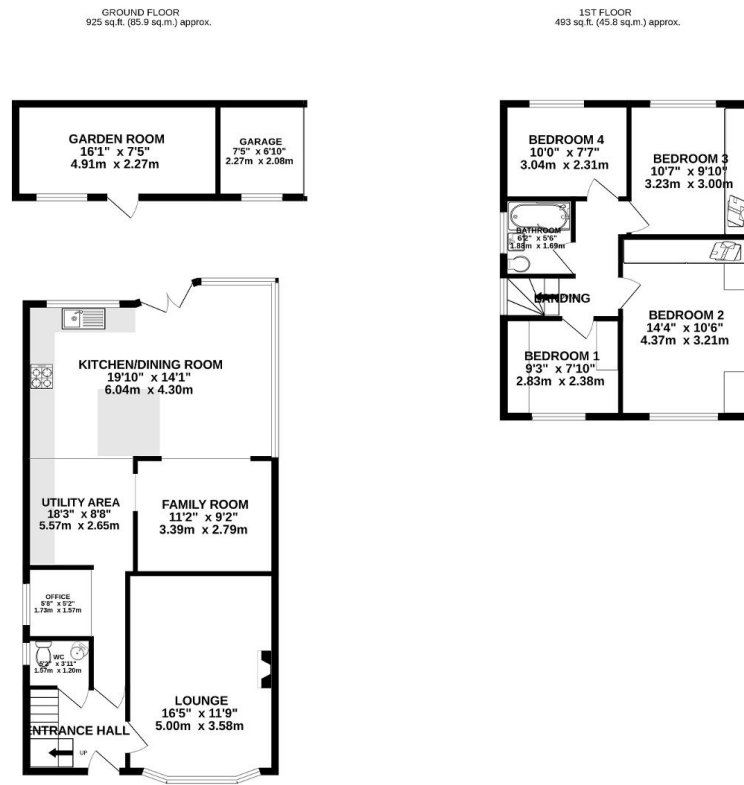
**Bathroom - 6' 2" x 5' 6" (1.88m x 1.69m)**

## Exterior

**Garden Room - 16' 1" x 7' 5" (4.91m x 2.27m)**

**Garage - 6' 9" x 7' 5" (2.08m x 2.27m)**

## Floorplans



TOTAL FLOOR AREA: 1418 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

For the purpose of marketing only, Bailey Estates has implemented the use of AI virtual staging for some of the rooms. Therefore we can not confirm dimensions of furniture and fittings within the rooms where this has been used.

**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.