



Turnberry Way, Crossens, Southport PR9 8RL

-  **Modern Semi-Detached House**
-  **Three Bedrooms**
-  **Fitted Dining Kitchen**

-  **Gardens, Parking**
-  **Modern Bathroom**
-  **Gas Central Heating**



Located within a cul-de-sac, a modern semi-detached house offering particularly well presented, attractively proportioned and well planned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

The property is installed with gas central heating and upvc double glazing, briefly comprising Hall, Front Lounge, open plan Fitted Kitchen and Dining Area to the ground floor with three Bedrooms and modern Bathroom to the first. Outside there are gardens to the front and rear, the front incorporating a driveway providing off road parking with space for a Garage subject the necessary requisite consents.

Turnberry Way is located off Baytree Close which, in turn, is located off Water Lane.

Price: £137,500 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008

GROUND FLOOR: **HALL** laminate flooring, upvc double glazed entrance door.

FRONT LOUNGE 16' 11" x 12' 6" (5.16m x 3.81m) including upvc double glazed square bay window, coved ceiling, laminate flooring, fireplace with marble interior and hearth housing living flame coal effect gas fire, coved ceiling.

FITTED DINING KITCHEN 15' 8" x 10' 6" (4.78m x 3.2m) with a range of fitments comprising base units of cupboards and drawers, wall units to accord, contoured granite effect working surfaces, electric oven, hob and cooker hood, inset stainless steel sink unit with mixer tap, upvc double glazed window, plumbing for a washing machine, wall mounted Worcester gas central heating boiler, space for a fridge/freezer, upvc double glazed door to the side, under stairs storage cupboard, upvc double glazed doors leading to the rear garden.



FIRST FLOOR: **LANDING** with airing cupboard.

FRONT BEDROOM 1 15' 8" x 12' 5" (4.78m x 3.78m) including upvc double glazed square bay window and plus recess housing built in wardrobe with mirrored sliding doors, additional upvc double glazed window to the front, built in bulk storage cupboard.

REAR BEDROOM 2 9' 6" x 8' 5" (2.9m x 2.57m) overall, upvc double glazed window.



REAR BEDROOM 3 7' 11" x 6' 11" (2.41m x 2.11m) upvc double glazed window.

BATHROOM 5' 11" x 5' 5" (1.8m x 1.65m) plus door recess, modern white suite comprising panelled bath with shower above, low level wc, vanity unit with wash hand basin, tiled walls, upvc double glazed window, tiled floor, chrome heated towel rail.

OUTSIDE: There are established gardens to the front and rear of the property, the front incorporating a gravelled driveway providing parking and leading to space for the erection of a

Garage, subject to the necessary requisite consents. The rear garden is planned with lawn, borders, paved patio and timber garden shed.

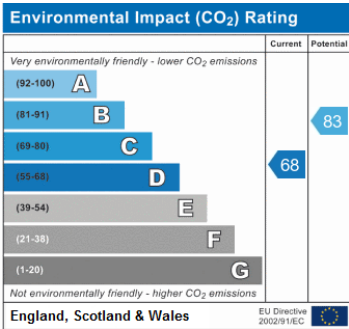
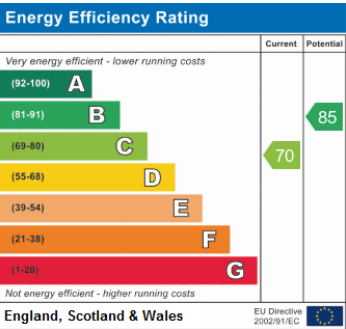
Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure: Leasehold for the residue of a term of 999 years from 01/01/1981 subject to an annual ground rent of £60.

et to be formally verified but understood to be Leasehold

Please Note: 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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