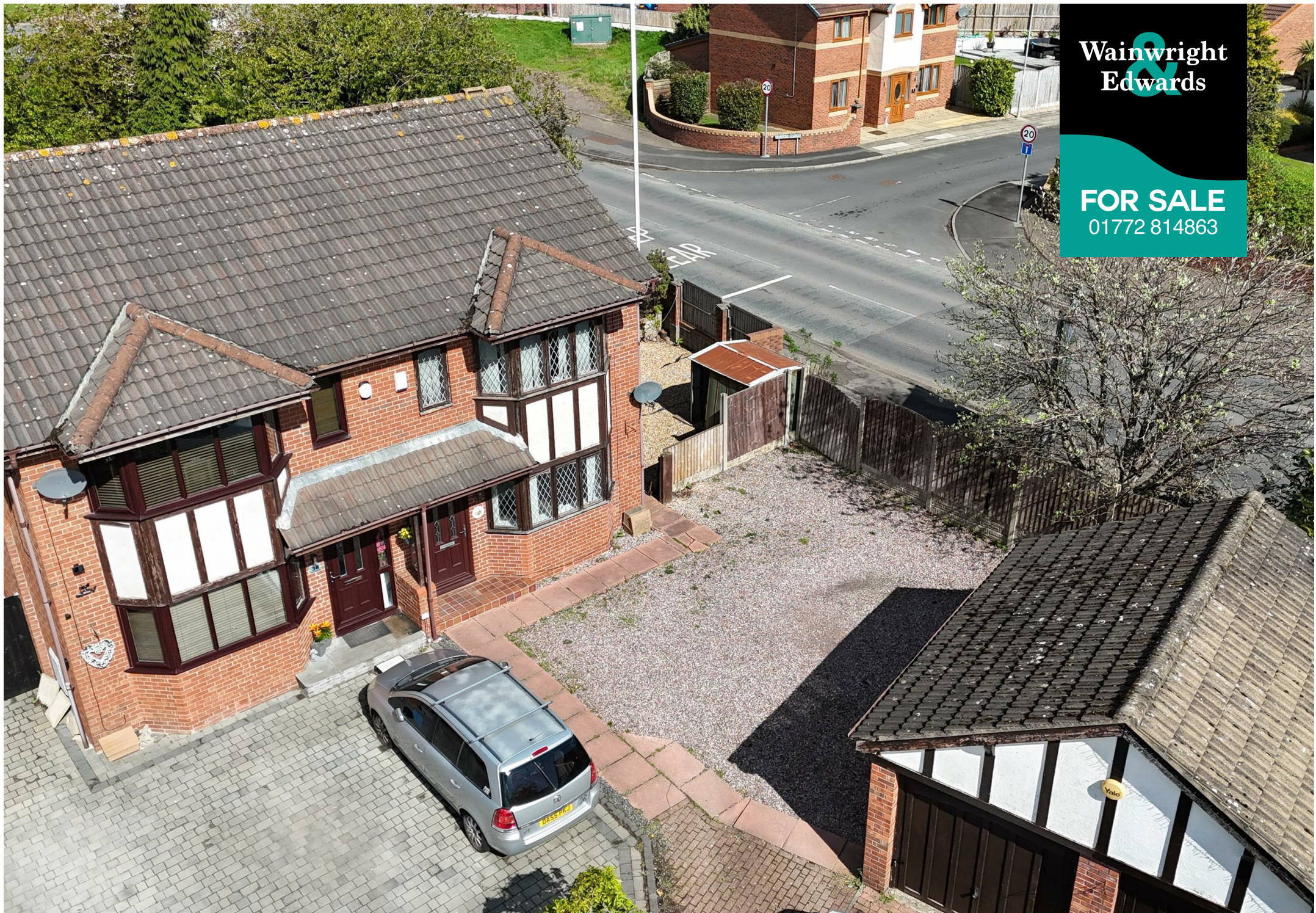


Wainwright
&
Edwards

FOR SALE
01772 814863



£170,000

40 The Pastures, Crossens, Southport, PR9 8RH

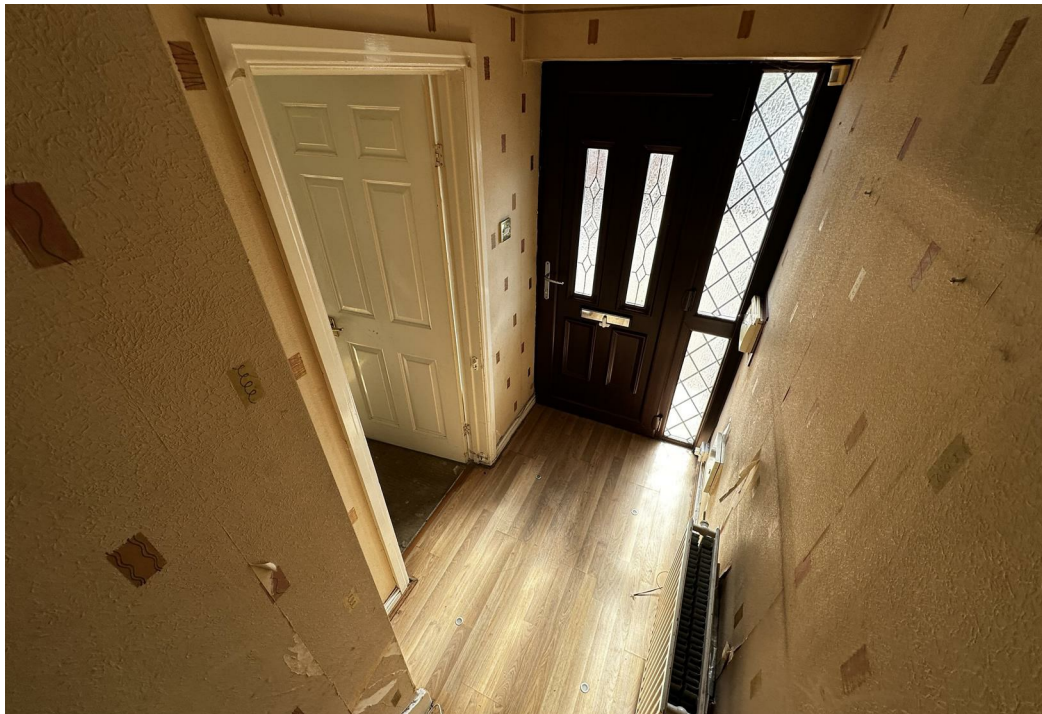


PROPERTY SUMMARY

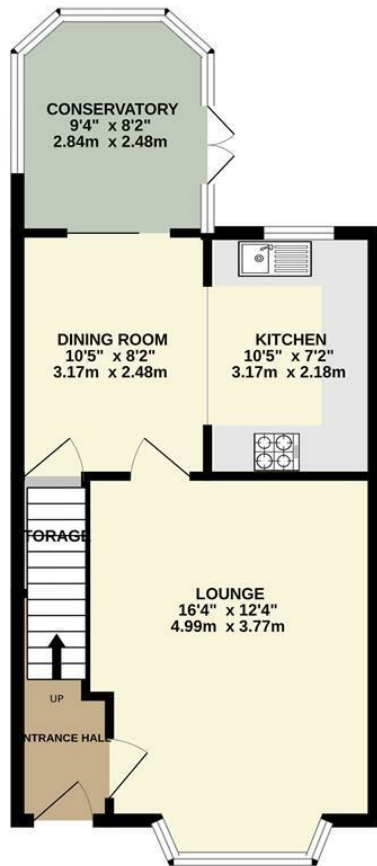
NOTICE OF OFFER : 40 THE PASTURES, CROSSENS, SOUTHPORT, PR9 8RH. WE ADVISE THAT AN OFFER HAS BEEN MADE FOR THE ABOVE PROPERTY IN THE SUM OF £176,000. ANY PERSON WISHING TO INCREASE ON THIS OFFER SHOULD NOTIFY THE AGENTS OF THIER BEST OFFER PRIOR TO EXCHANGE OF CONTRACTS. WAINWRIGHT AND EDWARDS ESTATE AGENTS 115 CHURCH ROAD, TARLETON PR4 6UP. 01772 814863

Situated at the head of the cul de sac on a substantial plot the property in need of upgrading comprises entrance hall, lounge, dining room, fitted kitchen and conservatory. To the first floor there is a large master bedroom with built in wardrobes, two further bedrooms and bathroom with four piece suite. The property benefits from gas central heating, double glazing, large driveway to front with single brick built garage and to the rear there is a patio area, raised lawn and mature tree and shrub borders.

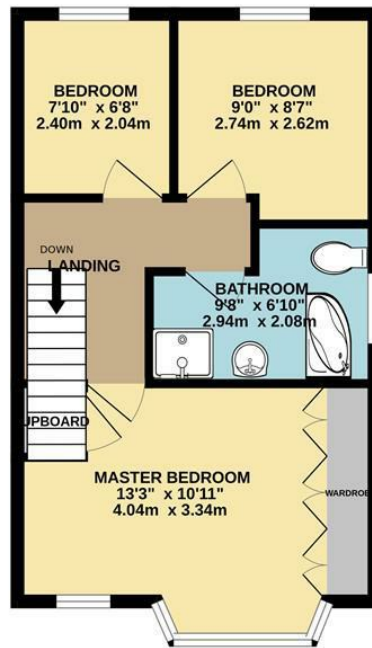




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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 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 Metropix CS225

LOCAL AUTHORITY

Sefton

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
&
Edwards**

OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,
PR4 6UP

CONTACT

01772-814863
info@wainwrightandedwards.co.uk