

**Wainwright  
&  
Edwards**

**FOR SALE**  
01772 814863





£285,000

26 Kingston Crescent, Southport, PR9 9YJ

3  1  2  D 

### PROPERTY SUMMARY

A beautifully presented and much improved detached true bungalow in sought after residential location close to local amenities. The spacious accommodation briefly comprises entrance porch, hall, large lounge leading to rear double glazed conservatory with double doors leading to landscaped private rear garden, recently fitted kitchen, luxury fully tiled shower room, two double bedrooms and good size third bedroom currently used as open plan dining room. The property benefits from gas central heating, double glazing, detached garage, large driveway and mature well stocked gardens to front and rear. Internal inspection strongly advised to appreciate the extent and quality of this property.











## LOCAL AUTHORITY


Sefton

## TENURE

Freehold

## COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

## OFFICE ADDRESS

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## CONTACT

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