



**32 Crockleford Avenue, Southport**  
**£240,000**

Occupying a generous corner plot at the end of a quiet cul-de-sac, this detached bungalow offers well-proportioned accommodation and excellent potential for further development, subject to the necessary permissions.

The property comprises an entrance porch leading into a hallway, a spacious lounge, kitchen, two double bedrooms and a bathroom, providing comfortable single-level living ideally suited to downsizers or couples.

Externally, the corner position provides attractive outdoor space along with a detached garage, offering useful storage or parking, and presents exciting scope to extend or reconfigure, making this an excellent opportunity for buyers looking to create a home tailored to their own requirements.

Council Tax band: C

Tenure: Freehold

- Detached Bungalow
- Corner Plot
- Two Double Bedrooms
- Enclosed Rear Garden
- Detached Garage
- Potential To Extend
- Close To Amenities
- Cul De Sac Location



### Entrance

Front door into porch with door into hall and door from doorway into lounge.

### Lounge

15' 5" x 10' 10" (4.70m x 3.31m)

Window to front and French doors leading into garden. Electric fireplace and doors leading into kitchen and inner hall.

### Kitchen

10' 8" x 8' 2" (3.26m x 2.49m)

A good range of eye and low level units incorporating a ceramic sink and drainer unit. Built in gas hob and built on double oven. Plumbed in for washing machine and dishwasher. Laminate flooring and door leading into rear garden.

### Inner Hallway

Doors leading into two bedrooms, bathroom and storage cupboard. Loft access.

### Bedroom

9' 0" x 14' 4" (2.74m x 4.37m)

Window to rear and built in wardrobe with sliding doors. Laminate flooring.

### Bedroom

10' 10" x 9' 5" (3.29m x 2.86m)

French doors leading into rear garden and laminate flooring.

### Bathroom

Three piece suite comprising panelled bath with mixer shower over, vanity wash hand basin and low level WC. Fully tiled walls and window to side.

### Garage

Detached single garage with up and over door to front.



## FRONT GARDEN

Front lawn with pathway.

## REAR GARDEN

Enclosed rear garden with patio, lawn and planted borders. Door into garage.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## Victoria Estates & Property Management

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