



Rufford Road, Crossens, Southport, PR9



£215,000

- Semi Detached True Bungalow
- Excellent Location
- Living Room & Orangery
- Kitchen/ Breakfast Room
- 2 Double Bedrooms
- Loft Room & Outbuildings
- Freehold
- EPC rating C



Northwood are pleased to bring to market a beautiful semi-detached true bungalow; situated on Rufford Road and on the border of Churchtown & Crossens. This property is ready to move straight in and would suit a variety of buyers.

Entering a generous sized porch, the ideal place to remove boots and shoes before entering the main hallway via a glazed UPVC front door. The hallway has doors leading to all rooms including two bedrooms and provides access to an additional loft room. The living room is on the back of the property and is finished with a beautiful marble fireplace and hearth; large patio doors lead directly to a sunroom/ orangery. The kitchen is finished with a range of gloss cabinets, full integrated appliances, and quartz countertops.

Externally to the front is a generous sized driveway finished with attractive block paving and allowing access for multiple cars. Borders are well maintained with a variety of hedges and flowering shrubs, creating fantastic curb appeal. To the rear is an enclosed garden with a nice lawn, patio seating area and additional decked seating area. The garden also benefits from a large outbuilding with full power and lighting. Location allows for easy access to two beautiful villages Crossens and Churchtown and both their associated amenities including into Southport Town Centre itself.

Porch

An enclosed porch has UPVC windows to all aspects and a further UPVC glazed door before entering the main hallway.

Entrance Hall 1.06m x 3.16m (3'6" x 10'5")

Entering a generous sized hallway with doors to all rooms and access into an additional loft room. Glazed internal doors leading to both the living room and kitchen.

Living Room 4.25m x 3.67m (13'11" x 12'0")

Beautifully decorated and finished with a gas living flame fire set into a marble hearth and surround. Large patio doors with side panels lead straight into...

Orangery 3.16m x 2.97m (10'5" x 9'8")

Leading straight from the living room and creating an excellent extra reception room and living space. Windows to rear and side aspects and patio doors leading to rear garden.

Kitchen 3.19m x 4.05m (10'6" x 13'4")

A modern fitted kitchen has a range of units and finished with contemporary quartz countertops. Full range of integrated appliances include dishwasher, fridge, freezer, oven, and hob with extractor over. Cupboard housing boiler. An island breakfast bar compliments the kitchen.

Bedroom One 3.23m x 3.5m (10'7" x 11'6")

Bay window to front aspect. Generously sized with space for a range of bedroom furniture.

Bedroom Two 3.01m x 3.14m (9'11" x 10'4")

Window to front aspect. Generous sized bedroom which could comfortably fit a double bed.

Bathroom 2.26m x 2.47m (7'5" x 8'1")

Window to side aspect. Modern bathroom suite finished with WC, pedestal washbasin and large walk in glass shower enclosure. Fully tiled walls, wet room vinyl flooring and ceiling spotlights.

Loft Room

The loft has been finished with Velux windows and has been finished to be a potential additional room subject to gaining necessary planning consents.

Outbuildings/Workshop

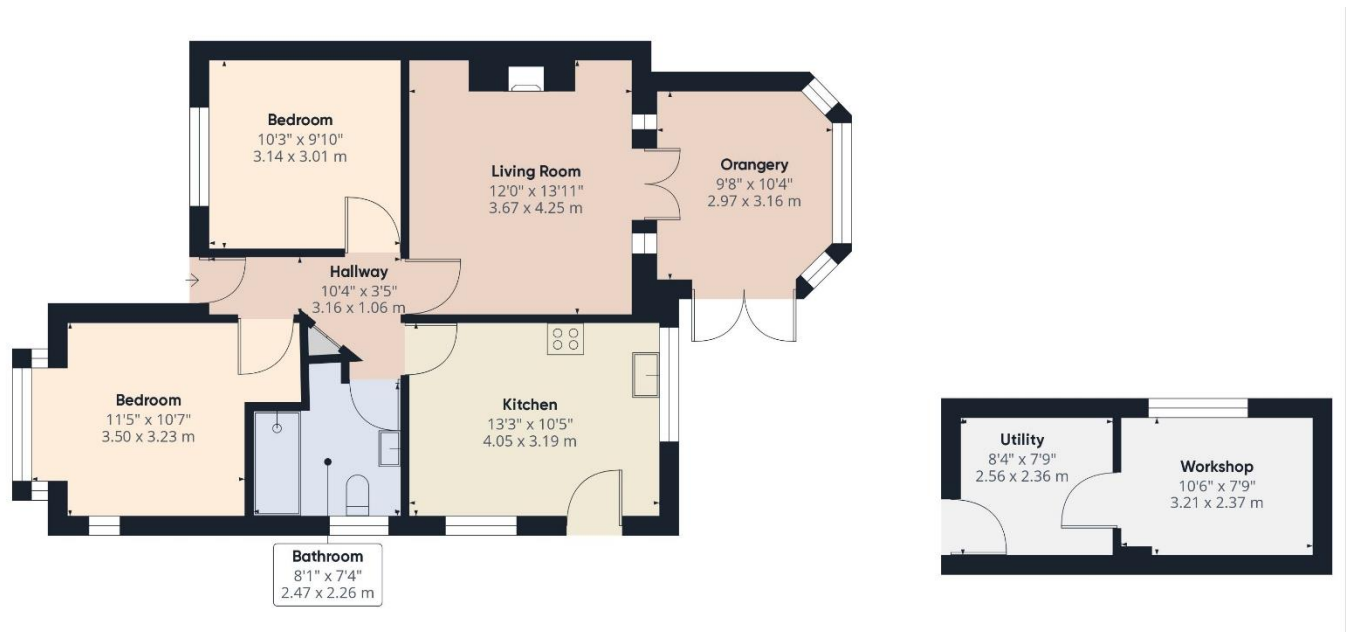
A large outbuilding is complete with full power and lighting and is currently used as workshop and utility area.

External

Externally to the front is a generous sized driveway finished with attractive block paving and allowing access for multiple cars. Borders are well maintained with a variety of hedges and flowering shrubs all creating fantastic curb appeal. To the rear is an enclosed garden with a well-maintained lawn, Indian stone paved patio seating area and an additional decked seating area.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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