



Rufford Road, Crossens, Southport, PR9



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£220,000

- NO ONWARD CHAIN
- Beautifully Presented
- Deceptively Spacious
- Front & Rear Gardens
- Semi-Detached Family Home
- Three Bedrooms
- Freehold
- EPC rating D



Welcomed to the market with NO ONWARD CHAIN, a beautiful and spacious semi-detached 3-bedroom property, ready to move in and situated on Rufford Road; only a short distance from both Crossens and Churchtown. This home is a must view!

This deceptively spacious property comprises to the ground floor of 3 reception rooms, modern kitchen, adjoining utility area and conservatory/ sunroom. Whilst the first floor has 3 generously sized bedrooms all serviced by a large family bathroom. This home has been decorated tastefully and to a high standard throughout and would suit a variety of buyers which would be able to move straight in.

Externally the property has gardens to both the front and rear and benefits from a large outbuilding which current homeowners have recently upgraded to be a full workshop with both power and lighting. The front has a paved driveway allowing for good off-road parking whilst the rear is low maintenance with an attractive Indian stone patio area and an artificial lawn.



Porch & Entrance Hall

Entering via an enclosed porch which has a front door with large window above leading to the main hallway.

Living Room 3.75m x 3.64m (12'4" x 11'11")

Large bay window to the front aspect which is finished with stylish white shutters. Other features in this beautiful room include an ornate mantel piece, original skirting boards and ceiling coving.

Dining Room 3.88m x 3.7m (12'8" x 12'1")

Adjacent to the living room and finished with laminate flooring, a large built in storage cupboard and a beautiful fireplace with gas living flame fire. French doors to the rear garden and double doors to the breakfast room.

Breakfast Room 2.96m x 2.34m (9'8" x 7'8")

Leading via double doors directly from the dining room and open straight into the kitchen. Window to the side aspect and finished with ceiling spotlights and laminate flooring.

Kitchen 5.37m x 2.55m (17'7" x 8'5")

A fitted kitchen comprises of a range of base and wall units with contrasting countertops and benefits from a full range of appliances including double oven/grill, gas hob and extractor. Window to the side aspect and barn style door to the garden.

Conservatory 2.72m x 2.47m (8'11" x 8'1")

A UPVC conservatory has windows to all aspects and patio doors to the rear garden.

Stairs & Landing

A split-level landing with doors leading to all rooms.

Bedroom One 4.36m x 2.81m (14'4" x 9'2")

Large window to the front aspect which is finished with stylish white shutters.

Bedroom Two 3.29m x 3.24m (10'10" x 10'7")

Window to the rear aspect. A generously sized doubled bedroom with built in storage cupboard which houses boiler.

Bedroom Three 3.26m x 2.11m (10'8" x 6'11")

Large window to the front aspect which is finished with stylish white shutters.

Family Bathroom 2.96m x 2.39m (9'8" x 7'10")

A large family bathroom comprises of a 4-piece white suite with pedestal sink, corner bath with mixer taps, WC and shower cubicle.

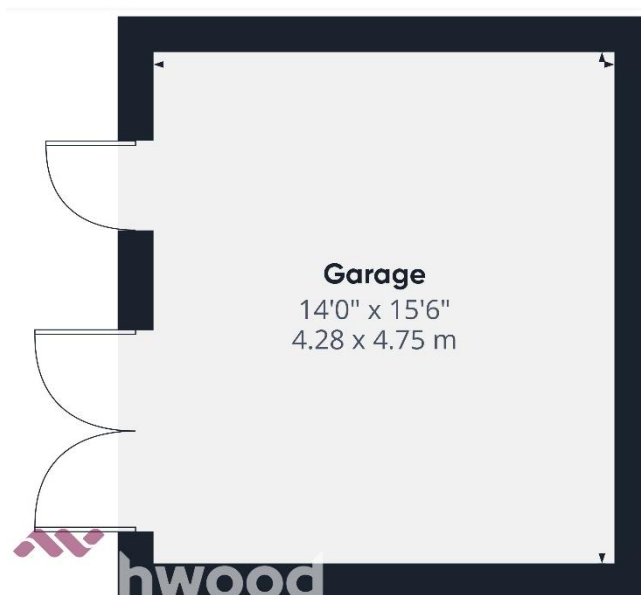
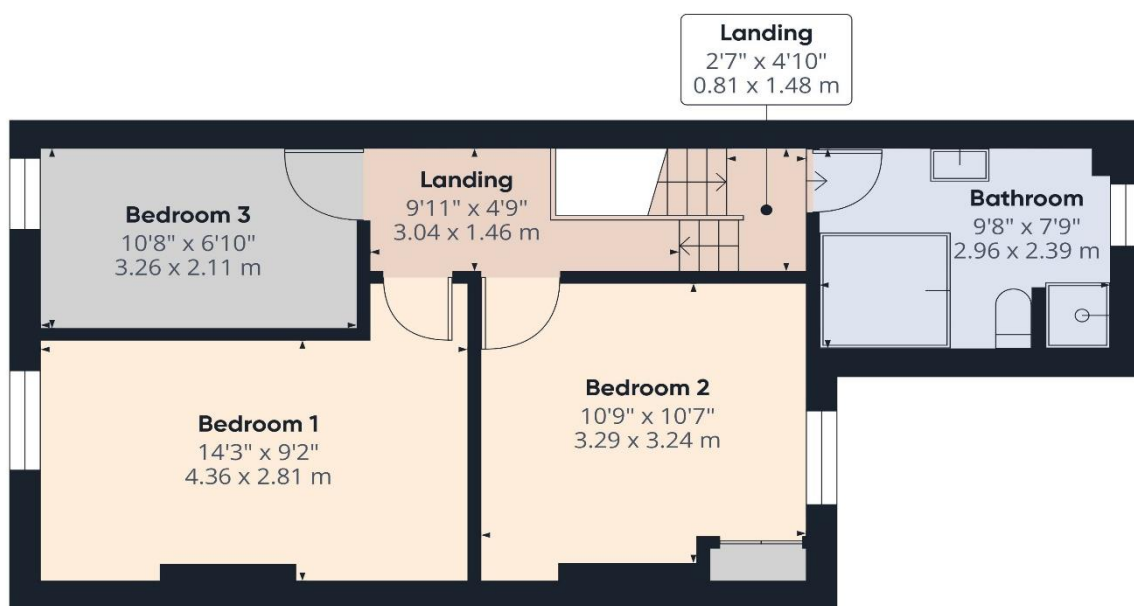
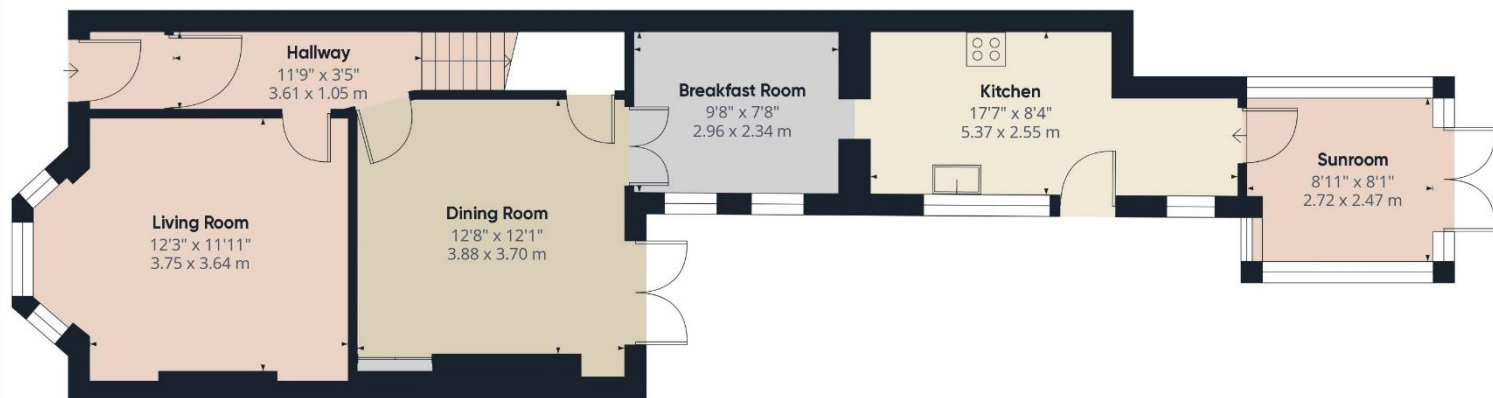
External

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Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans 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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

 **northwood**

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