



Crowland Street, Southport, PR9



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## Guide price £120,000

- NO ONWARD CHAIN
- Mid-Terraced Property
- Well Presented Throughout
- Front & Rear Gardens
- Sold By Modern Auction
- Subject to Reserve Price
- Buyers Fees Apply
- Freehold
- EPC rating TBC





Charming 2-bedroom mid terrace home with stylish kitchen and private rear garden.

Welcome to this beautifully presented two-bedroom mid-terrace home, ideally located on a popular residential street close to both Meols Cop retail park and Southport Tow Centre, allowing easy access to all their associated amenities. From its inviting exterior to the thoughtfully updated interiors, this property blends character with modern convenience.

Step inside to a bright and well-maintained interior, with neutral tones that offer a perfect blank canvas to make your own. The space flows effortlessly into a stylish modern kitchen, complete with wood-effect worktops and shaker-style cabinetry — ideal for cooking or casual dining at the breakfast bar. A rear sunroom/ conservatory is on the rear of the property and adds excellent extra space to relax. Upstairs you will find 2 bedrooms, both benefitting from fitted storage and a family bathroom.

To the front, a low-maintenance garden framed by a charming pale picket fence sets a welcoming tone. At the rear, enjoy a private garden with gravel landscaping, a large flower bed of blooming hydrangeas, garden shed, and plenty of space for outdoor seating — perfect for relaxed summer evenings.

Whether you are a first-time buyer, downsizer or investor this delightful home is ready to move straight into - with No Onward Chain.

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £495 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

The Fee is considered within calculations for stamp duty.

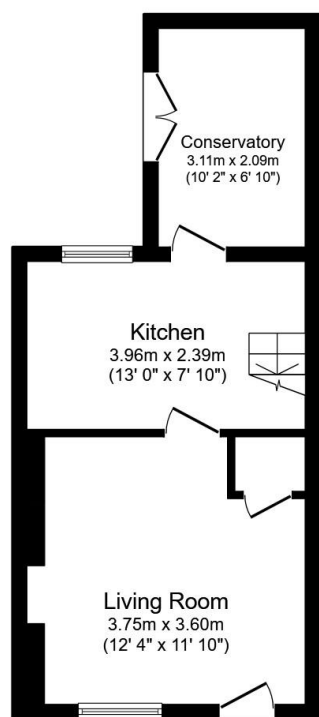
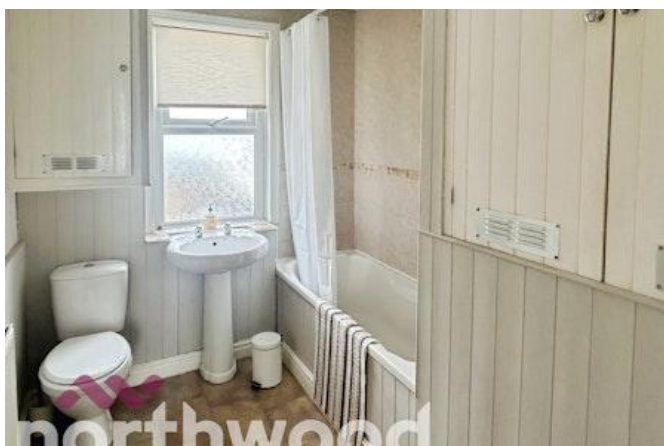
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £495.

#### Disclaimer

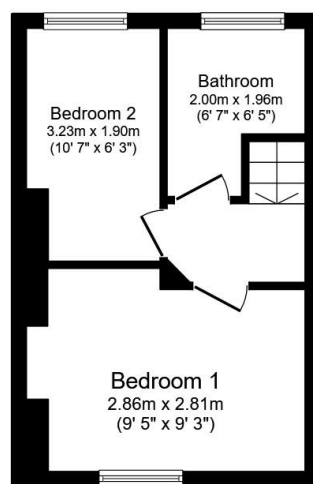
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck 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.





**Ground Floor**

Floor area 31.8 sq.m. (343 sq.ft.)

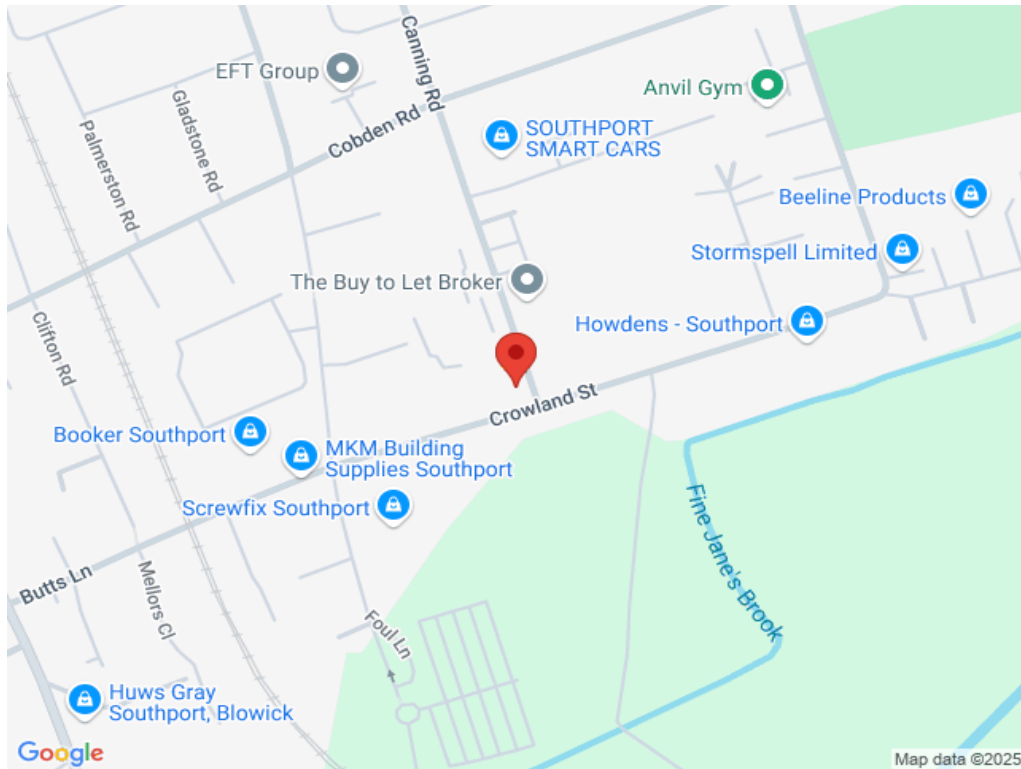


**First Floor**

Floor area 24.9 sq.m. (268 sq.ft.)

**Total floor area: 56.8 sq.m. (611 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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