



## 2 BEDROOM SEMI-DETACHED PROPERTY TO LET | £1,100 PCM

**5 NEW LANE, CROSSENS, SOUTHPORT, PR9 8LG**

We are pleased to market this delightful period two-bedroom semi detached property located on the outskirts of Southport in Crossens. This property is located within the immediate vicinity to many local amenities, shops and parks. There are excellent transport links to Southport town centre and Liverpool

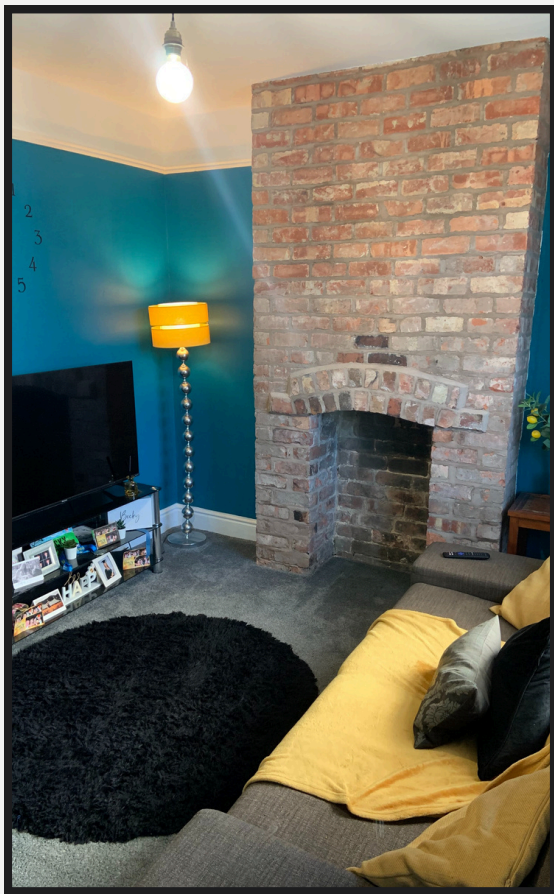
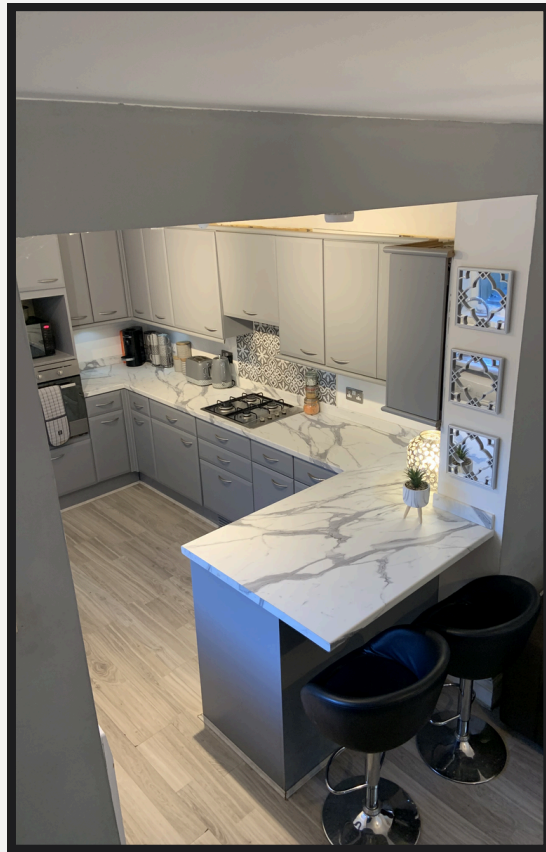
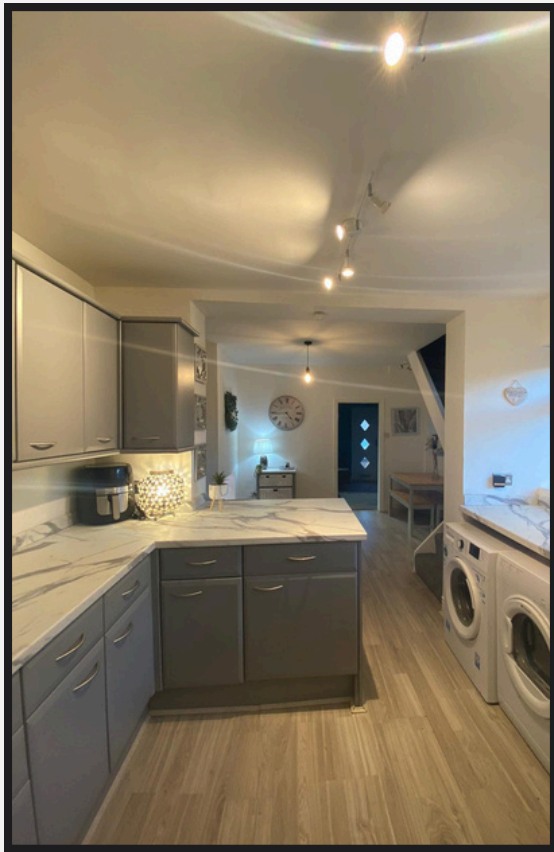
The property is a well presented semi-detached home offering comfortable and modern accommodation throughout. Internally, the dwelling comprises two bedrooms, a generous living room providing an inviting and versatile living space, and a contemporary fitted kitchen ideal for modern day living.

Located in the popular residential area of Crossens, the property benefits from a convenient yet peaceful setting within Southport. The area offers good access to local amenities, schools and transport links, while also being close to open green spaces and the coastline, making it a desirable location for a range of tenants.



☎ 01772 419277  
✉ [info@wignalls.land](mailto:info@wignalls.land)  
🌐 [wignalls.land](http://wignalls.land)

311 Hesketh Lane  
Tarleton, Preston  
PR4 6RJ

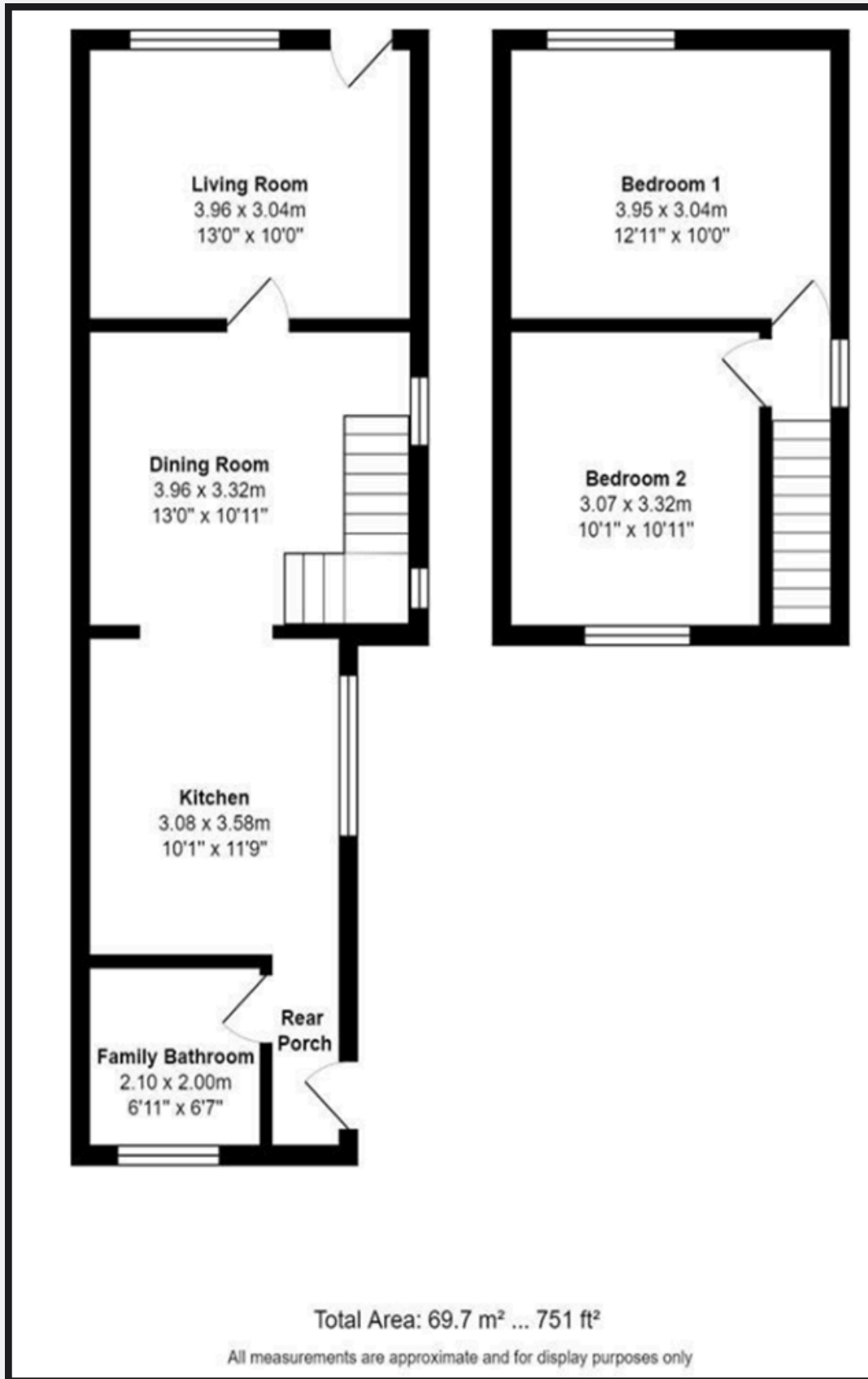


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## GENERAL REMARKS

**Services:** The property has the benefit of mains electricity, drainage, gas and water.

**Local Authority:** Sefton Metropolitan Borough Council.

**EPC:** D

**Council Tax:** B

**Viewings:** The property may only be viewed by prior appointment only. Viewings to be made by Ged Forshaw. Please call the office on 01772 419277.

**Enquires:** All enquires should be directed to Ged Forshaw by calling the office or emailing [info@wignalls.land](mailto:info@wignalls.land).

**Health and Safety:** Prospective tenants are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Landlord for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property



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