



-  Semi Detached Family Home
-  Three Bedrooms
-  Modern Bathroom

-  Gardens and Parking
-  UPVC Double Glazing
-  Inspection Recommended

Offers in Excess of £220,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this very well presented, traditional semi-detached house located within a cul-de-sac, in a popular residential area of Crossens.

Offering accommodation installed with gas central heating and upvc double glazing, the property briefly comprises; Entrance Hall, Dining Room, Living Room, Kitchen and Conservatory to the ground floor with three Bedrooms (two double bedrooms and a large single bedroom) and a modern Bathroom to the first floor.

Outside, there are gardens to the front and rear, the front garden incorporating parking space. The enclosed rear garden has a sunny aspect, and is paved for ease of maintenance.

Pool Street is located off Rufford Road where there are local shops and public transport facilities to the town centre.



Entrance Hall

Living Room - 3.48m x 3.45m (11'5" x 11'4") into bay

Inner Hall

Lounge - 4.62m x 3.34m (15'1" x 10'11")

Kitchen - 2.75m x 2.68m (9'0" x 8'9")

Conservatory - 2.68m x 2.25m (8'9" x 7'4")

First Floor:

Landing

Bedroom 1 - 3.48m x 3.34m (11'5" x 10'11")

Bedroom 2 - 3.48m x 3.02m (11'5" x 9'10")

Bedroom 3 - 2.75m x 2.42m (9'0" x 7'11")

Bathroom - 3.06m x 1.82m (10'0" x 5'11")

Outside - Outside there are gardens to the front and rear, the front garden incorporating parking space, the enclosed rear garden is paved for ease of maintenance.

Council Tax - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

Tenure - The UK Government land and property information website shows the tenure to be Freehold.

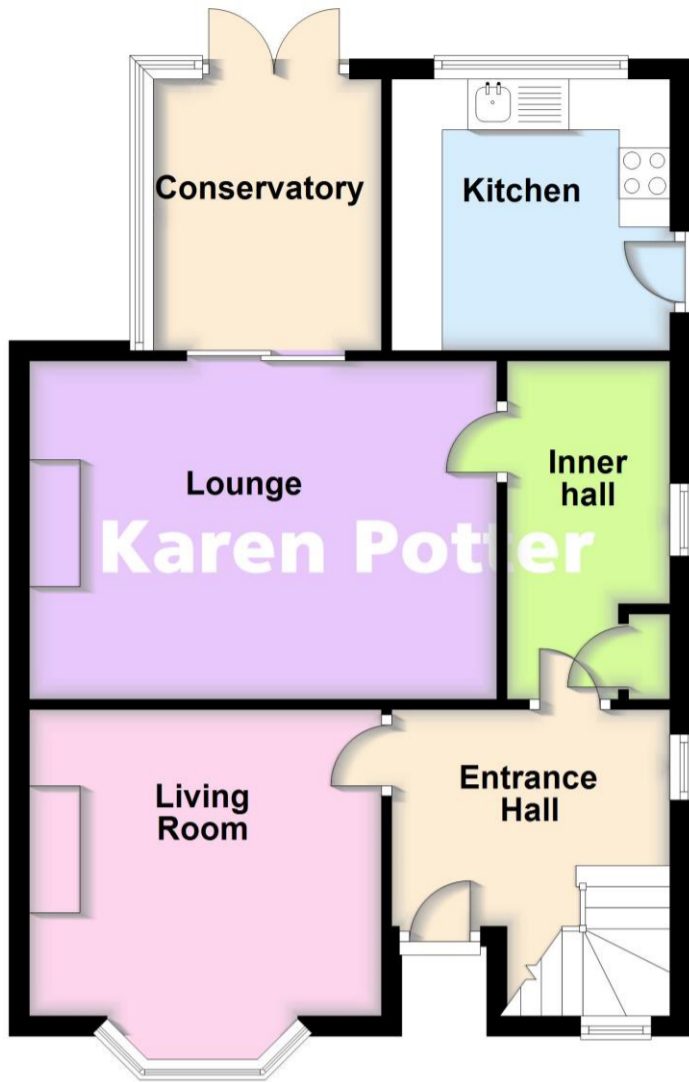
NB - We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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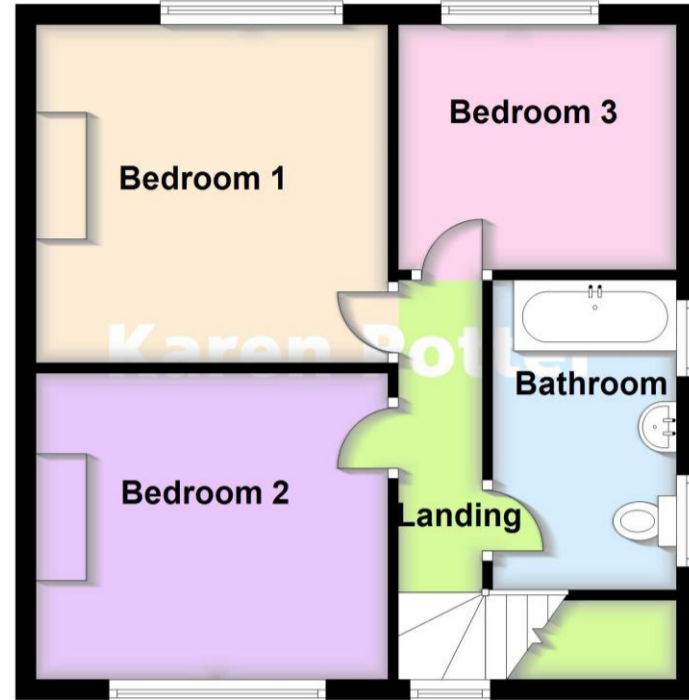
Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport

PR9 0NW

01704 500 008

www.karenpotter.co.uk