



-  Semi Detached House
-  Three Bedrooms / Two Receptions
-  Modern Shower Room

-  South Facing Rear Garden
-  No Chain
-  Cul De Sac Position

Price: £175,000 Subject to Contract

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





An early inspection is highly recommended of this well presented, traditional, semi-detached house of the 'front doors together' style, occupying a cul de sac position in the village of Crossens.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, front Living Room, rear Dining Room and Kitchen/Breakfast Room to the ground floor with three Bedrooms and modern Shower Room to the first floor.

Outside there are gardens to the front and rear, the front incorporating paved driveway for off road parking, the rear garden being a particular feature being south facing with paved patio, shaped lawn, well stocked mature borders and timber shed.

Pool Street is located off Rufford Road where there are local shops, primary schools, church's and a doctors surgery. Public transport facilities are readily available to the town centre.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.89m into bay x 3.3m (12'9" x 10'10")

Dining Room - 4.5m x 3.3m (14'9" x 10'10")

Kitchen/Breakfast Room - 4.98m x 2.41m (16'4" x 7'11")

First Floor:

Landing

Bedroom 1 - 4.37m x 3.58m (14'4" x 11'9")

Bedroom 2 - 2.92m x 2.62m (9'7" x 8'7")

Bedroom 3 - 2.74m x 2.41m (9'0" x 7'11")

Shower Room - 2.62m x 1.5m (8'7" x 4'11")

Outside: There are gardens to the front and rear, the front incorporating paved driveway for off road parking, the rear garden being a particular feature being south facing with paved patio, shaped lawn, well stocked mature borders and timber shed.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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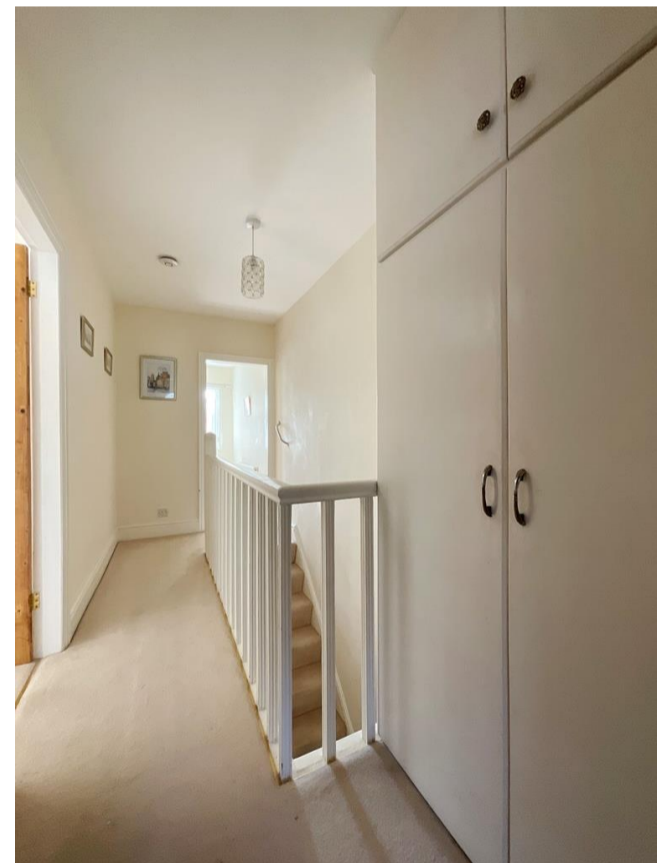
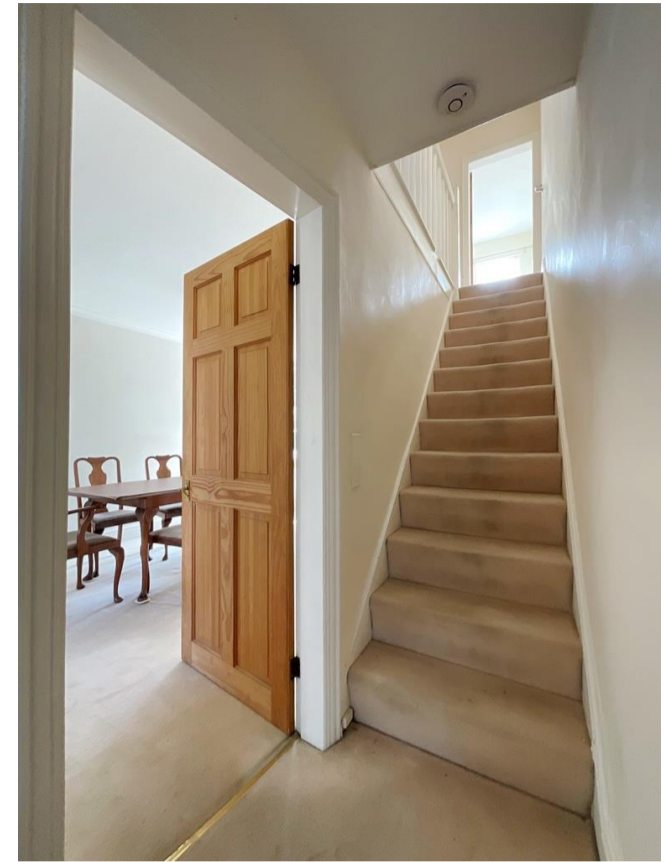
Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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.



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