



-  Semi Detached House
-  Two Bedrooms
-  Modern Kitchen and Utility Room

-  2024 Installed Shower Room
-  Recently Redecorated Throughout
-  Low Maintenance Gardens

Price: £190,000 Subject to Contract

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



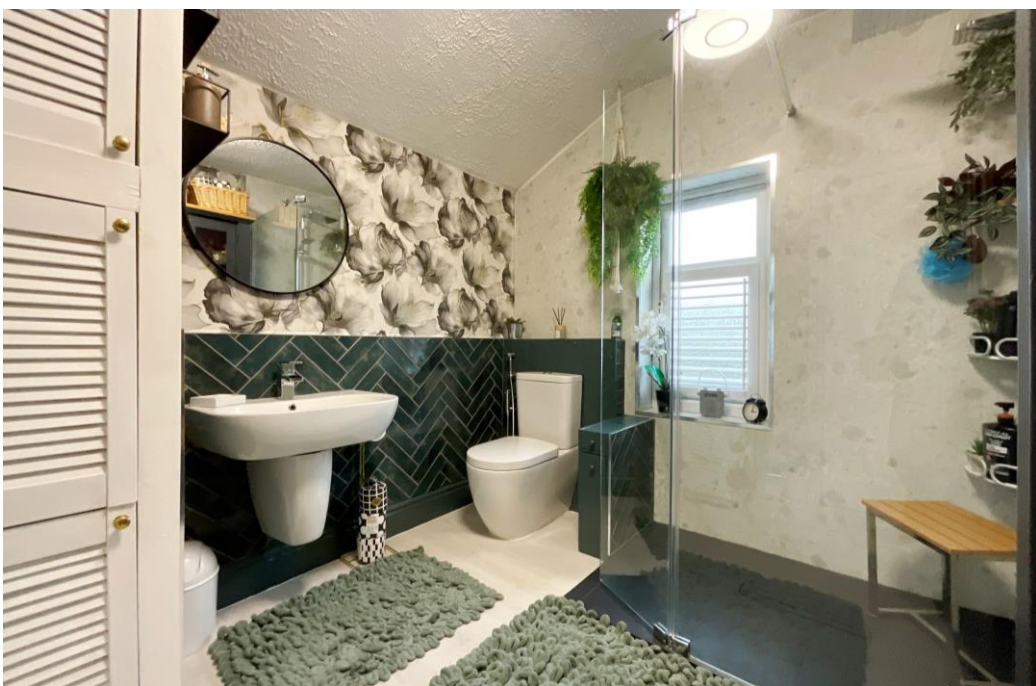


An early inspection is highly recommended of this very well presented semi detached house, located in the heart of Crossens Village, with the local shops, St John's Primary School and bus routes all within an easy walk.

The well proportioned property is installed with gas central heating and upvc double glazing, briefly comprising: Hall, Living Room (installed with bio-ethanol fire), fitted Kitchen/Dining Room and Utility Room to the ground floor with two Bedrooms and newly fitted Shower Room to the first. The current owners have have updated the property with the following; new boiler which was installed in 2024, a new roof which was completed in 2021, EV points to to the front and outside power points.

The rear garden is a good size, planned with paved patio area and a timber shed which is currently being used as a bar/entertainment space. The frontage is paved to provide off road parking.

Rufford Road provides access to local shops and public transport facilities to the town centre. The many amenities of Churchtown Shopping Village together with the Botanic Gardens are also readily accessible.



Ground Floor:

Hall

Living Room - 6.48m x 3.23m (21'3" x 10'7") Overall

Kitchen/Dining Room - 8.28m x 2.39m (27'2" x 7'10")

Utility Room - 2.39m x 1.81m (7'10" x 5'11")

First Floor:

Bedroom 1 - 4.13m x 3.11m (13'6" x 10'2")

Bedroom 2 - 3.27m x 2.49m (10'8" x 8'2")

Shower Room - 2.79m x 2.39m (9'1" x 7'10")

Outside

The rear garden is a good size, planned with paved patio area and a timber shed which is currently being used as a bar/entertainment space. The frontage is paved to provide off road parking.

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>

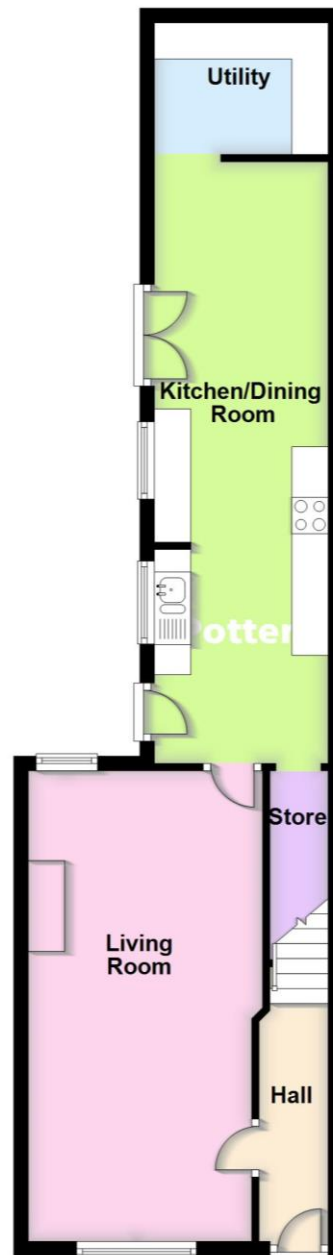
NB:

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. 51.4 sq. metres (553.2 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 85.1 sq. metres (915.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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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