



-  Semi Detached House
-  Four Bedrooms
-  Two Receptions & Dining Kitchen

-  Garage & Parking
-  Good Size Rear Garden
-  Cul De Sac Position

Price: £375,000 Subject to Contract

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





Occupying a cul de sac position in a highly sought after residential area of Southport, this deceptively spacious, four bedroom semi detached house boasts views over The Rookery playing fields to the front and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall Living Room, Lounge and fitted Kitchen/Dining Room to the ground floor with four Bedrooms and Bathroom/WC to the first floor.

Outside, the front is block paved to provide off road parking for a number of cars with twin timber gates allowing access down the side of the house to the garage. The rear garden is a good size, arranged with paved patio, shaped lawn and well stocked mature borders.

Rookery Road is a turning off Hesketh Drive where there are locals shops. The amenities of Churchtown village and a number of highly regarded local schools are readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.29m into bay x 4.01m (14'1" x 13'2")

Lounge - 3.96m x 3.58m (13'0" x 11'9")

Kitchen / Dining Room - 6.27m x 2.79m (20'7" x 9'2")

First Floor:

Landing

Bedroom 1 - 4.32m into bay x 3.58m (14'2" x 11'9")

Bedroom 2 - 3.96m x 3.58m (13'0" x 11'9")

Bedroom 3 - 3.51m x 2.79m (11'6" x 9'2")

Bedroom 4 - 2.84m x 2.79m (9'4" x 9'2")

Bathroom - 2.67m x 1.93m (8'9" x 6'4")

Outside: The front is block paved to provide off road parking for a number of cars with twin timber gates allowing access down the side of the house to the garage. The rear garden is a good size, arranged with paved patio, shaped lawn and well stocked mature borders.

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

Tenure: Freehold

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

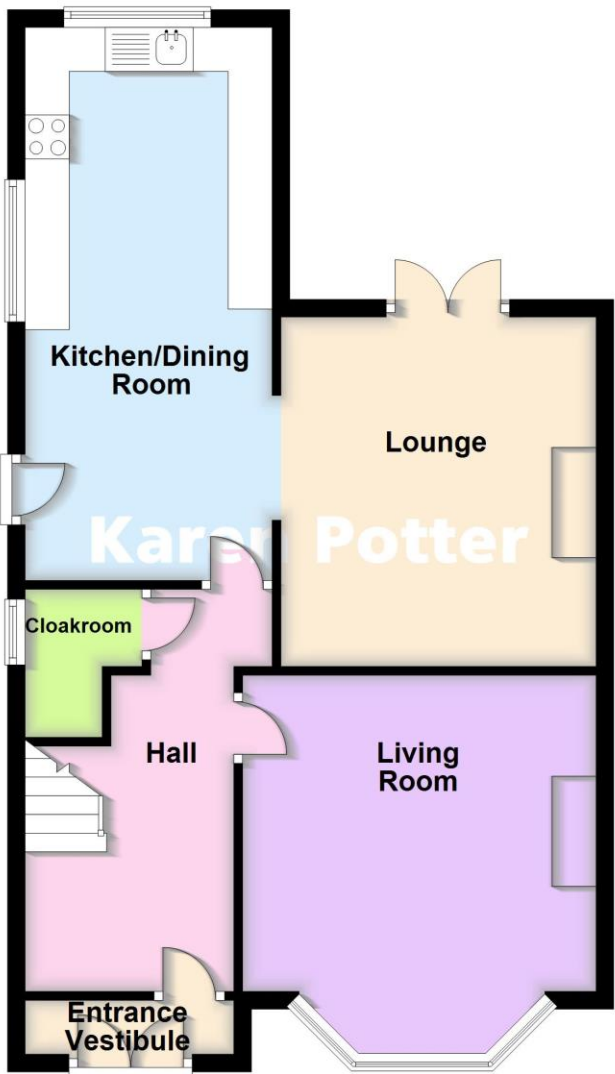
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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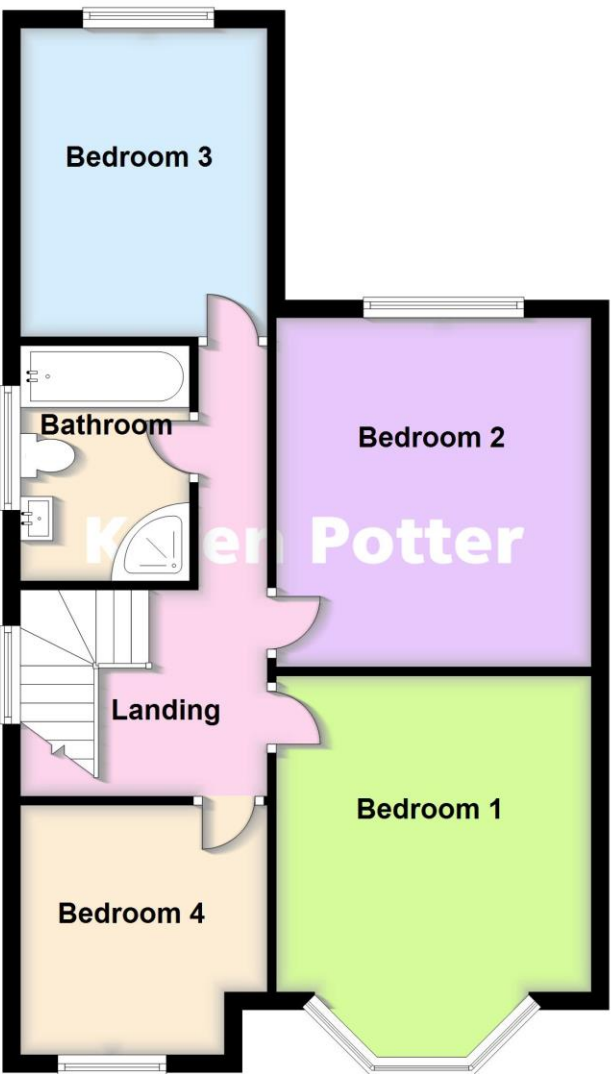
Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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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