



Rookery Road,  
Southport, PR9 7JQ  
**Price: £360,000** Subject to Contract

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>

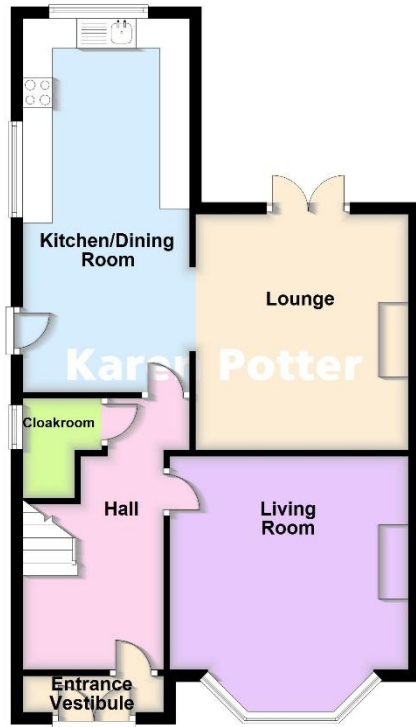
## NB:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 