



High Park Road,  
Southport, PR9 7QL  
**Price: £200,000** Subject to Contract

An early viewing is highly recommended of this particularly well presented cottage, offered for sale with no onward chain and very well placed for accessing Churchtown village.

The property has recently undergone a comprehensive programme of modernisation to include, rewiring, new plumbing and heating system, replastering, new roof, modern fitted kitchen and bathroom, flooring and decor throughout.

Accessed via a storm porch to front, you enter a hall with doors to both double bedrooms, bathroom and the open plan living/dining/kitchen. Outside, a driveway provides off road parking for a couple of vehicles and the garden is turfed to front and side.

Occupying a corner plot, the property is convenient for accessing the shops of Bispham Road and Roe Lane along with the shops, bars and restaurants of Churchtown village.



**Ground Floor:****Porch**

**HallLiving/ Dining/ Kitchen** - 4.9m x 4.24m (16'1" x 13'11")

**Bedroom 1** - 4.52m x 2.9m (14'10" x 9'6")

**Bedroom 2** - 3.43m x 2.9m (11'3" x 9'6")

**Bathroom** - 2.9m x 1.98m (9'6" x 6'6")

**Outside:**

A driveway provides off road parking for a couple of vehicles and the garden is turfed to front and side.

**Council Tax:**

TBC

**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.

**© 2025 All Rights Reserved**

### Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Total area: approx. 60.4 sq. metres (650.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	