



Roselea Drive, Crossens, Southport PR9 8ND

An early inspection is highly recommended of this extended and very well presented semi detached house located in a popular residential area of Southport.

The well proportioned property is installed with gas central heating and upvc double glazing, briefly comprising: Hall, front Living Room, Dining Room, fitted Kitchen, Utility Room, Conservatory and Bathroom to the ground floor with three Bedrooms (one with WC off) to the first. The south west facing rear garden is a good size, planned with lawn, paved patio area and timber large garden store. The front is paved to provide off road parking for two cars.

Roselea Drive is located off North Road which, in turn, is located off Preston New Road where there are public transport facilities to the Town Centre. There are local shops at Crossens Village whilst Churchtown Village is also readily accessible.



Price: £210,000 Subject to Contract

Ground Floor
Approx. 51.7 sq. metres (556.1 sq. feet)



Ground Floor:

Hall

Living Room - 3.94m x 3.71m (12'11" plus bay x 12'2")

Dining Room - 2.87m x 2.11m (9'5" x 6'11")

Kitchen - 3.2m x 2.26m (10'6" x 7'5")

Conservatory - 2.82m x 2.57m (9'3" x 8'5")

Utility - 3.2m x 2.29m (10'6" x 7'6")

Store

Bathroom - 2.11m x 1.68m (6'11" x 5'6")

First Floor:

Landing

Bedroom 1 - 3.81m x 3.02m (12'6" max x 9'11")

WC - 1.32m x 1.09m (4'4" x 3'7")

Bedroom 2 - 5.64m x 2.57m (18'6" x 8'5")

Bedroom 3 - 3.02m x 1.98m (9'11" x 6'6")

Outside:

The south west facing rear garden is a good size, planned with lawn, paved patio area and timber large garden store. The front is paved to provide off road parking for two cars.

Tenure:

Freehold

Council Tax:

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

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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First Floor
Approx. 37.5 sq. metres (403.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC