



## 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:

### 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.

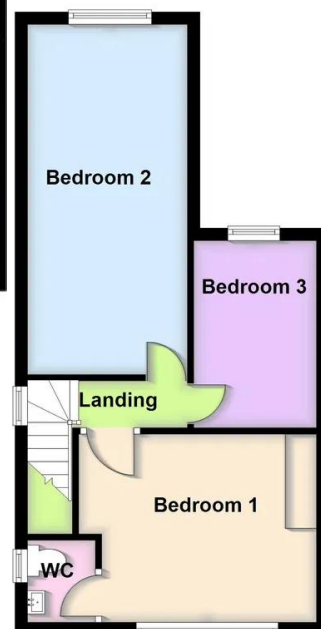
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**Ground Floor**  
Approx. 51.7 sq. metres (556.1 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.