



Cypress Road, Southport PR8 6HF

An excellent opportunity has arisen to purchase an attractive, semi-detached family house of character in need of full modernisation throughout, as reflected within the asking price.

The potential this property offers is outstanding. The property is of the "front doors together" style with the accommodation briefly comprising Vestibule, Hall, Front Living Room, Rear Dining Room, Kitchen, Utility Room and WC to the ground floor with four Bedrooms and Bathroom to the first. There is off road parking to the front of the property and a small courtyard style garden area to the rear.

Cypress Road forms part of a popular and established residential area running between Sussex Road and Norwood Road where there are public transport facilities to the town centre. Local shops and the railway station on the Southport/Manchester line can be found at Bispham Road. A number of primary and secondary schools are also readily accessible.



Price: Offers Over £180,000 Subject to Contract

Ground Floor:

Hall

Entrance Vestibule

Front Living Room - 3.71m x 3.53m (12'2" x 11'7") plus splay bay window to the front.

Rear Dining Room - 3.3m x 3.96m (10'10" x 13'0") plus splay bay window to the rear.

Kitchen - 4.98m x 3m (16'4" x 9'10")

Utility Room - 3m x 1.96m (9'10" x 6'5") plus recess.

WC - 1.78m x 0.91m (5'10" x 3'0")

First Floor:

Landing

Front Bedroom 1 - 3.35m x 3.61m (11'0" x 11'10") plus splay bay window to the front.

Rear Bedroom 2 - 3.35m x 3.91m (11'0" x 12'10")

Rear Bedroom 3 - 3m x 2.77m (9'10" x 9'1")

Front Bedroom 4 - 2.62m x 1.7m (8'7" x 5'7") plus recess housing cupboard.

Bathroom - 2.13m x 2.03m (7'0" x 6'8") overall

Outside:

There is off road parking to the front of the property and a compact enclosed courtyard area to the rear.

Council Tax:

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

Tenure:

Leasehold for the residue of a term of 999 years from 1st January 1957 subject to an annual ground rent of £4.20.

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. 64.7 sq. metres (696.7 sq. feet)



First Floor
Approx. 55.9 sq. metres (601.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(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. 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.