



### **Pool Street, Crossens, Southport PR9 8HZ**

NO CHAIN - Semi-detached house of the "front doors together" style in need of repair and modernisation yet offering outstanding potential for improvement.

The property offers accommodation comprising Entrance Porch, Hall, front Living Room, Dining Room with Store and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and uPVC double glazing are installed. There is a paved driveway to the front providing off road parking.

The rear is planned with a brick built store, paved patio area and lawned garden. Pool Street is a quiet cul de sac located off Rufford Road where there are local shops, St John's primary school and church. Public transport facilities are readily available to neighbouring Churchtown village and Southport town centre.



**Price: £155,000 Subject to Contract**

**Ground Floor:**

- Porch**
- Hall**
- Living Room** - 4.04m x 3.28m (13'3" x 10'9") including bay
- Dining Room** - 4.44m x 3.4m (14'7" x 11'2") overall plus store
- Kitchen** - 2.74m x 2.39m (9'0" x 7'10")

**First Floor:**

- Landing**
- Bedroom 1** - 4.34m x 3.38m (14'3" x 11'1") plus recess
- Bedroom 2** - 2.77m x 2.62m (9'1" x 8'7") overall
- Bedroom 3** - 2.74m x 2.39m (9'0" x 7'10")
- Bathroom** - 2.62m x 1.7m (8'7" x 5'7")

**Outside:**

There is a paved driveway to the front providing off road parking. The rear is planned with a brick built store, paved patio area and lawned garden.

**Council Tax:**

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

**Tenure:**

Freehold

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.