



**Karen
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ESTATE
AGENT

Rufford Road,
Southport, PR98HU

£174,950

Subject to contract



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This traditional, bay fronted semi detached house of the front doors together style has been extended to the rear and would be make an ideal first time buyer home.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises: Hall, Living Room, Dining Room, fitted Kitchen and Breakfast Room to the ground floor with three double Bedrooms and a Bathroom to the first floor.

Outside, the property has off road parking to the front and a courtyard style rear garden arranged with paved patio and synthetic lawn.

The house stands on Rufford Road in the heart of Crossens village, well placed for accessing the local shops, with the schools and amenities of Marshside and Churchtown also within easy reach.





Total area: approx. 93.8 sq. metres (1009.7 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.04m x 3.45m (13'3" into bay x 11'4")

Dining Room - 3.63m x 3.56m (11'11" x 11'8")

Kitchen - 3.89m x 2.36m (12'9" x 7'9")

Store

Breakfast Room - 2.36m x 1.96m (7'9" x 6'5")

First Floor:

Bedroom 1 - 4.55m x 3.35m (14'11" x 11'0")

Bedroom 2 - 3.71m x 2.84m (12'2" x 9'4")

Bedroom 3 - 3.78m x 2.36m (12'5" x 7'9")

Bathroom - 2.06m x 1.52m (6'9" x 5'0")

Outside:

The property has off road parking to the front and a courtyard style rear garden arranged with paved patio and synthetic lawn.

Council Tax:

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

Tenure:

Leasehold- lease expiry date- 1/7/2901 (875 years), ground rent £12 per annum.

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.

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