

Rufford Road,  
Crossens

  
**SMART MOVE**



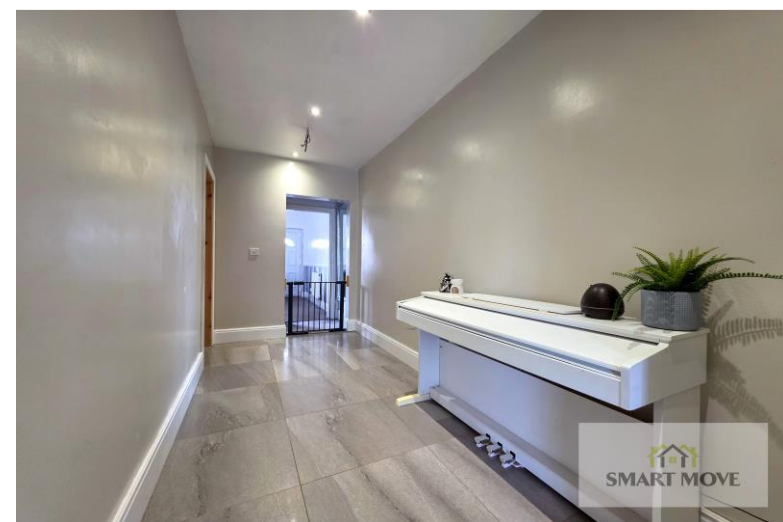
Asking Price **£264,600**



**01772 811899**

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Smart Move are delighted to present For Sale this traditional detached house, which is available with benefit of NO ONWARD CHAIN and also has been extended to the rear, making viewing in person highly recommended. The layout is currently used as four bedrooms, though one bedroom is on the ground floor, making it flexible to also be utilised as an additional reception room if preferred. Viewing is by appointment, so please contact us to arrange your individual tour, before it is snapped up.

The internal layout of the property in brief includes: entrance porch, lounge, inner hall with stairs leading to the first floor, inner hallway with tiled floor and underfloor heating, as well as a open arch t the kitchen, which boasts an excellent range of fitted eye and base level wall units, French doors to the rear garden and tiled floor with underfloor heating, ground floor fourth bedroom with tiled floor and under floor heating (which could also be utilised as an additional reception room,) store housing the property's gas central heating boiler and which could also be made into a en suite shower room to the ground floor bedroom, spacious first floor landing with loft access point, three good-sized bedrooms and the first floor family bathroom completes the accommodation.

The front of the property has been paved the width of the plot in order to create ample side-by-side off road parking. There is also gated access from the driveway to the right-hand side of the property, for access around to the rear. The main garden is located to the rear of the property and boasts a paved patio area, established lawn and a further patio area at the end of the garden.

About the Local Area: Crossens is the northernmost district of the town of Southport, Merseyside and part of the ancient parish of North Meols. Crossens neighbours Banks, Marshside and Churchtown and is a popular residential area as it is quite peaceful, has all shops, schools and bus routes nearby, whilst Southport town centre and the seafront with its numerous shopping outlets and attractions is only a few minutes drive away.

How to Find the Property: To locate the property using What3Words search: [///horn.each.mops](https://www.what3words.com/?q=///horn.each.mops)

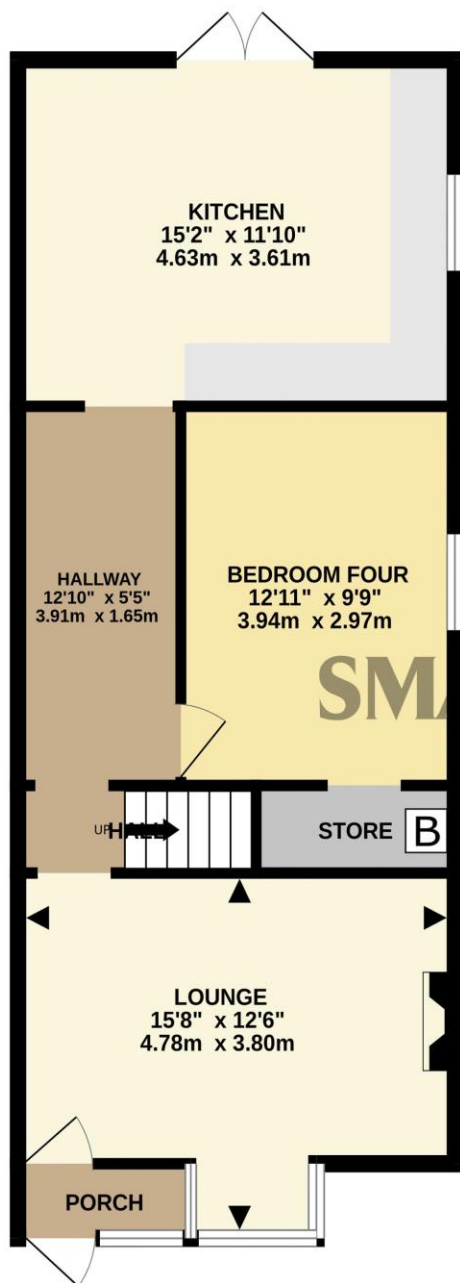


- \* No Onward Chain & Vacant Possession
- \* Close to Local Amenities
- \* Flexible to be Three or Four Bedrooms
- \* Double Width Driveway to Front
- \* UPVC DG & GCH (Underfloor Heating & Radiators)

- \* Traditional Detached House
- \* Single Storey Rear Extension
- \* First Floor Bathroom & Potential for Potential for GF En Suite
- \* Private Enclosed Rear Garden
- \* Council Tax Band C & EPC: E (Rated Prior to Upgrades)

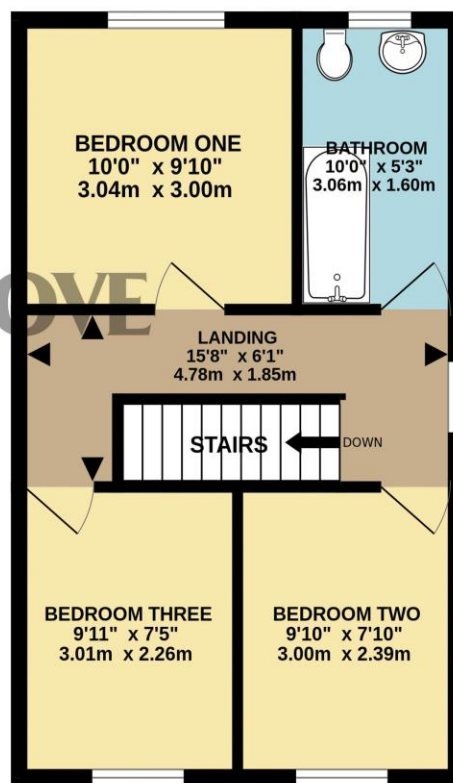


GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PRS Property Redress Scheme

Smart Move – Tarleton  
226a Hesketh Lane,  
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.