



Pool Street, Crossens, Southport PR9 8HZ

An early viewing is recommended of this well planned, traditional semi-detached house, occupying a cul de sac position in the village of Crossens.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation would benefit from a programme of general updating and briefly comprises Entrance Vestibule, Hall, Living Room, Dining Room, and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Outside there are gardens to the front and rear, the front incorporating paved driveway for off road parking, the rear garden being a particular feature with paved patio, shaped lawn and well stocked mature borders.

Pool Street is 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: £160,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 5.28m x 3.48m (17'4" plus bay x 11'5" max)

Dining Room - 3.48m x 2.24m (11'5" x 7'4")

Kitchen - 2.77m x 2.57m (9'1" x 8'5")

Store

Store

First Floor:

Landing

Bedroom 1 - 4.37m x 2.69m (14'4" x 8'10")

Bedroom 2 - 3.35m x 2.67m (11'0" x 8'9")

Bedroom 3 - 2.72m x 2.57m (8'11" x 8'5")

Bathroom - 2.67m x 1.37m (8'9" x 4'6")

Outside:

There are gardens to the front and rear, the front incorporating paved driveway for off road parking, the rear garden being a particular feature with paved patio, shaped lawn and well stocked mature borders.

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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Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



AWAITING EPC

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.