




northwood

Rufford Road, Southport, PR9



£170,000

- NO ONWARD CHAIN
- Semi Detached Property
- Through Living & Dining Room
- 2 Bedrooms
- Scope for Improvement
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- EPC rating D



Two Bedroom Semi Detached Home offered for sale with NO ONWARD CHAIN in popular residential location of Crossens, Southport

An excellent opportunity to acquire this two-bedroom semi-detached home, ideally suited to first-time buyers, investors, or those looking to put their own stamp on a property. Situated in the popular residential area of Crossens, Southport, the property offers spacious accommodation and fantastic potential.



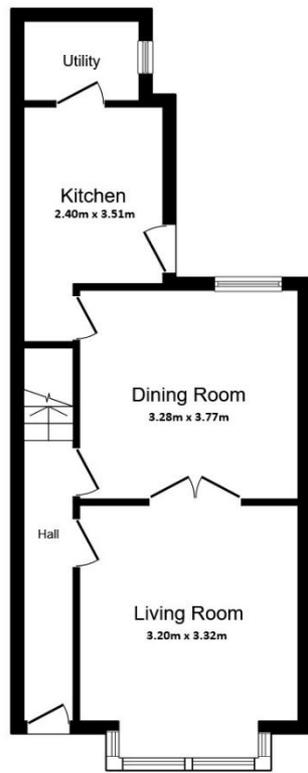
The ground floor briefly comprises an entrance hallway leading to a through living/dining room, providing two reception areas with a bright and airy feel, along with a fitted kitchen to the rear giving access to the garden. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance front approach and an enclosed rear garden offering excellent scope for landscaping or outdoor entertaining.

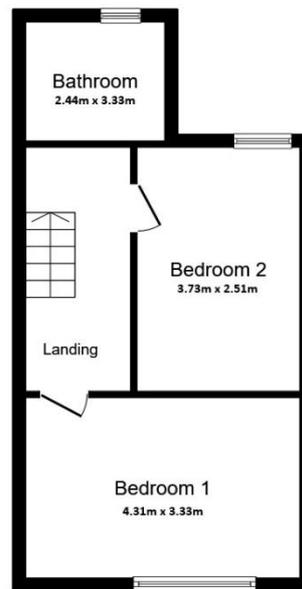
Offered for sale with plenty of potential for cosmetic improvement, this home presents a wonderful opportunity to create a comfortable and personalised living space in a sought-after location. Early viewing is highly recommended to appreciate the space and potential on offer.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

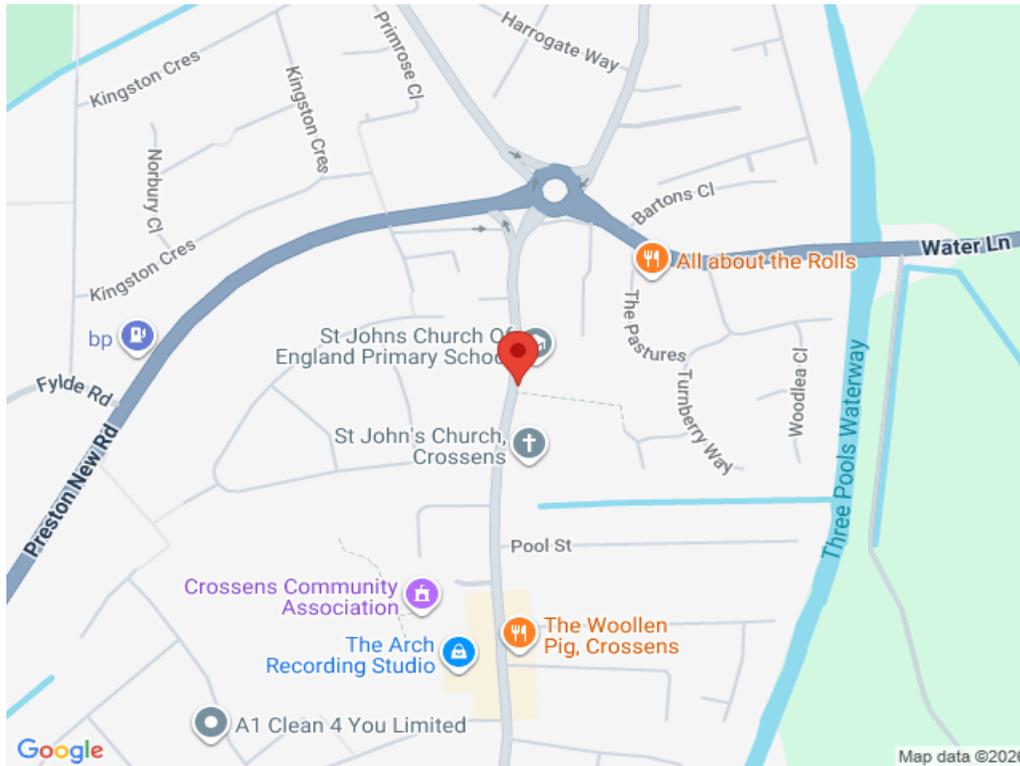


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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