



North Road, Crossens, Southport PR9 8LX

IDEAL FOR FIRST TIME BUYERS - This spacious three bedroom semi detached house includes double garage, off road parking and garden with a sunny aspect. Well placed for accessing the shops, schools and amenities of Crossens and Churchtown.

The property offers accommodation comprising Hall, Living Room, Kitchen and Study Area to the ground floor with a spiral staircase leading to the first floor where there are three Bedrooms and Shower Room. Gas central heating and upvc double glazing are installed.

There is a paved drive to the front providing ample off road parking with a gravelled garden area planned for ease of maintenance and including established shrubs. The rear garden has a southerly aspect and once again, is planned for ease of maintenance with paved and gravelled areas including established borders and trees. The property also benefits from a double garage providing access from the front to the rear.

North Road is located off Preston New Road and is conveniently placed for access to local primary and secondary schools, public transport facilities to the Town Centre, with Churchtown Village and the Botanic Gardens readily accessible.



Price: £195,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.55m x 3.53m (14'11" x 11'7")

Kitchen - 3.56m x 3.28m (11'8" x 10'9")

Study - 5.13m x 2.51m (16'10" x 8'3") overall

Double Garage - 7.62m x 3.23m (25'0" x 10'7")

First Floor:

Landing

Bedroom 1 - 4.55m x 3.53m (14'11" x 11'7") overall

Bedroom 2 - 3.51m x 3.28m (11'6" x 10'9") overall

Bedroom 3 - 3.33m x 2.51m (10'11" x 8'3")

Shower Room - 2.69m x 1.68m (8'10" x 5'6")

Outside:

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Council Tax:

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

Tenure:

Freehold with a fixed annual chief rent of £5

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. 71.6 sq. metres (770.3 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.