



## Rufford Road, Southport PR9 8LP

Much improved by the current owner, this traditional, bay fronted, semi detached house of the 'front doors together' style offers stylish accommodation located in the heart of Crossens Village, with the local shops, St John's Primary School and bus routes all within easy reach.

Installed with gas central heating and uPVC double glazed throughout, the beautifully presented accommodation is arranged over two floors and briefly comprises: Hall, Lounge (temporarily arranged as a bedroom), Living Room with wood burning stove, dining room and recently refitted Kitchen to the ground floor. Three bedrooms and a family bathroom complete the first floor.

Outside, the front is gravel laid with an EV charging point, whilst the rear garden has paved patio and raised shaped lawn with established borders.

Aside from the amenities of Crossens village, the Botanic Gardens, and Churchtown village beyond, are also readily accessible.



**Price: £195,000 Subject to Contract**

## Ground Floor:

**Porch**

**Hall**

**Lounge** - 3.56m x 3.33m (11'8" x 10'11" plus bay)

**Living Room** - 3.71m x 3.61m (12'2" x 11'10")

**Dining Room** - 2.82m x 2.39m (9'3" x 7'10")

**Kitchen** - 2.9m x 2.39m (9'6" x 7'10")

**Store**

## First Floor:

**Landing**

**Bedroom 1** - 4.24m x 2.79m (13'11" overall x 9'2")

**Bedroom 2** - 2.97m x 2.69m (9'9" x 8'10")

**Bedroom 3** - 3.28m x 1.73m (10'9" x 5'8")

**Bathroom** - 2.77m x 2.51m (9'1" x 8'3")

## Outside:

The front is gravel laid with an EV charging point, whilst the rear garden has paved patio and raised shaped lawn with established 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. 46.9 sq. metres (505.0 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (426.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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