



-  Semi Detached House
-  Two Double Bedrooms
-  Spacious Lounge/Dining Room

-  Courtyard
-  Cul De Sac Position
-  Inspection Recommended

Price: £130,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this well presented, semi detached house, occupying a quiet cul-de-sac position within the village of Crossens.

The property would make an ideal first time buyer home, is installed with gas central heating, upvc double glazing and briefly comprises: spacious Lounge/Dining Room, fitted Kitchen and Bathroom to the ground floor with two double Bedrooms to the first floor.

There is a paved courtyard to the rear.

Land Lane is located off Rufford Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Shopping Village together with the Botanic Gardens are readily accessible.



Ground Floor:

Lounge/Dining Room - 6.81m x 4.14m (22'4" x 13'7")

Fitted Kitchen - 3.51m x 2.06m (11'6" x 6'9")

Bathroom - 2.9m overall x 1.96m (9'6" x 6'5")

First Floor:

Landing

Bedroom 1 - 4.14m x 3.12m (13'7" x 10'3")

Bedroom 2 - 3.56m x 3.25m (11'8" x 10'8")

Outside: A paved courtyard is accessible via a uPVC door in the kitchen.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A

Tenure: Freehold

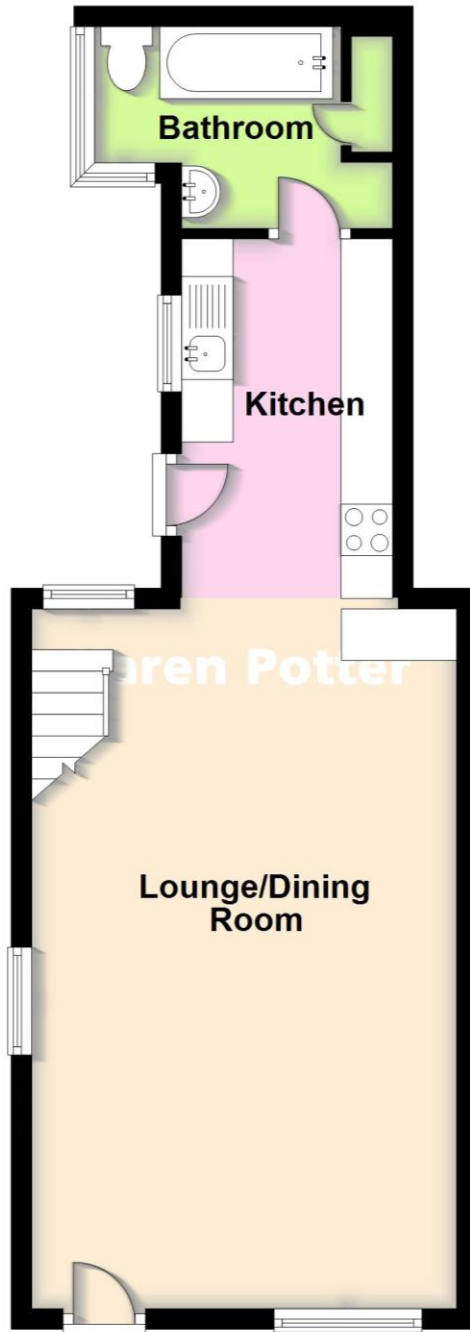
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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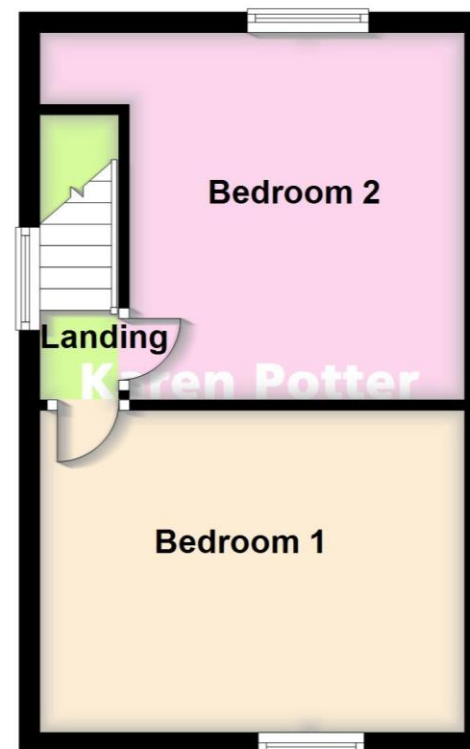
Ground Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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