



**68 Pool Street, Crossens,  
Southport, PR9 8HZ £187,500  
'Subject to Contract'**

Situated to the head of a residential cul-de-sac, this semi-detached family home is just moments from Crossens Village, renowned for its charming amenities. Offering seamless access to the A565 and nearby Churchtown, with both Primary & Secondary Schools close by, the location is ideal. This No-Chain, Vacant Possession property is a blank canvas, ready for your personal touch. Step inside to a spacious 22' through lounge/dining room, leading to a sleek modern kitchen with built-in appliances and garden access. Upstairs, three bedrooms await, with the third perfect as a home office, alongside a family bathroom. Outside, you'll find an external WC, garden store, low-maintenance gardens, and off-road parking. Perfect for first-time buyers, downsizers, or investors, early viewing is highly recommended!

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

Glazed outer door, tiled flooring, with glazed inner door leading to...

### Entrance Hall

Woodgrain laminate flooring, dado rail, stairs to first floor with handrail and newel posts. Door leads to...

### Through Lounge/Dining Room - 6.86m x 3.63m (22'6" into bay x 11'11" into recess)

Upvc double glazed bay window to front, exposed brick display recess to chimney breast, woodgrain laminate flooring, Upvc double glazed window to rear. Door leads to...

### Kitchen - 2.57m x 2.54m (8'5" x 8'4")

Upvc double glazed door and window to garden, high-gloss style units, electric oven, four-ring gas hob, plumbing for washing machine, part wall tiling. Understairs storage cupboard with shelving.

### First Floor Landing

Loft access.

### Bedroom 1 - 2.92m x 4.6m (9'7" x 15'1" into recess)

Upvc double glazed window to front, picture rail.

### Bedroom 2 - 2.9m x 2.87m (9'6" x 9'5" into recess)

Upvc double glazed window overlooking rear.

### Bedroom 3/Office - 2.82m x 1.52m (9'3" x 5'0")

Upvc double glazed window.

### Bathroom/WC - 2.54m x 2.54m (8'4" x 8'4")

Opaque Upvc window, three-piece white suite with shower over bath, pedestal basin, low-level WC, part tiled walls, wall cupboard with 'Ariston' combi boiler.

### Outside

Gardens front and rear, off-road parking, side gated access, patio, lawn, external WC measuring; (5'1" by 2'11"), garden store, external water tap.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



### Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)




### First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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