



-  Substantial Semi Detached House
-  Three Bedrooms & Dressing Room
-  Two Reception Rooms Plus Sun Room
-  Large Rear Garden
-  Off Road Parking
-  Requires Some General Updating

**Price: £285,000** Subject to Contract

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







Occupying a much sought after residential area of Southport and well placed for accessing a number of highly regarded schools, this well planned semi detached house would benefit from a programme of general updating and is offered for sale with no onward chain.

The deceptively spacious accommodation is gas centrally heated, double glazed and arranged over two floors, briefly comprising: Entrance Vestibule, Hall, Cloakroom, Living Room, Dining Room, Sun Room and Kitchen to the ground floor with three double Bedrooms, Dressing Room, Bathroom and separate WC to the first floor.

Outside, the front is paved to provide off road parking whilst the rear garden is a particular feature being a very good size, arranged with paved patio, shaped lawn, well stocked mature borders, ornamental fish pond, brick built gazebo, workshop, garden store and outside WC.

Norwood Crescent is a turning off Norwood Road, equidistant from the amenities of Churchtown village and Southport town centre.





## Ground Floor:

### Entrance Vestibule

### Hall

**Cloakroom** - 2.59m x 2.18m (8'6" x 7'2")

**Living Room** - 3.96m plus bay x 3.86m (13'0" x 12'8")

**Dining Room** - 4.6m x 3.56m (15'1" x 11'8")

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

**Kitchen** - 3.94m x 3.25m (12'11" x 10'8")

## First Floor:

### Landing

**Bedroom 1** - 3.96m plus bay x 3.86m (13'0" x 12'8")

**Bedroom 2** - 4.6m x 3.56m (15'1" x 11'8")

**Bedroom 3** - 2.97m x 2.31m (9'9" x 7'7")

**Dressing Room** - 1.91m x 1.73m (6'3" x 5'8")

**Bathroom** - 3.25m x 3.07m (10'8" x 10'1")

**Separate WC** - 1.5m x 0.89m (4'11" x 2'11")

**Outside:** The front is paved to provide off road parking whilst the rear garden is a particular feature being a very good size, arranged with paved patio, shaped lawn, well stocked mature borders, ornamental fish pond, brick built gazebo, workshop, garden store and outside WC.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in band (D)

**Tenure:** Freehold

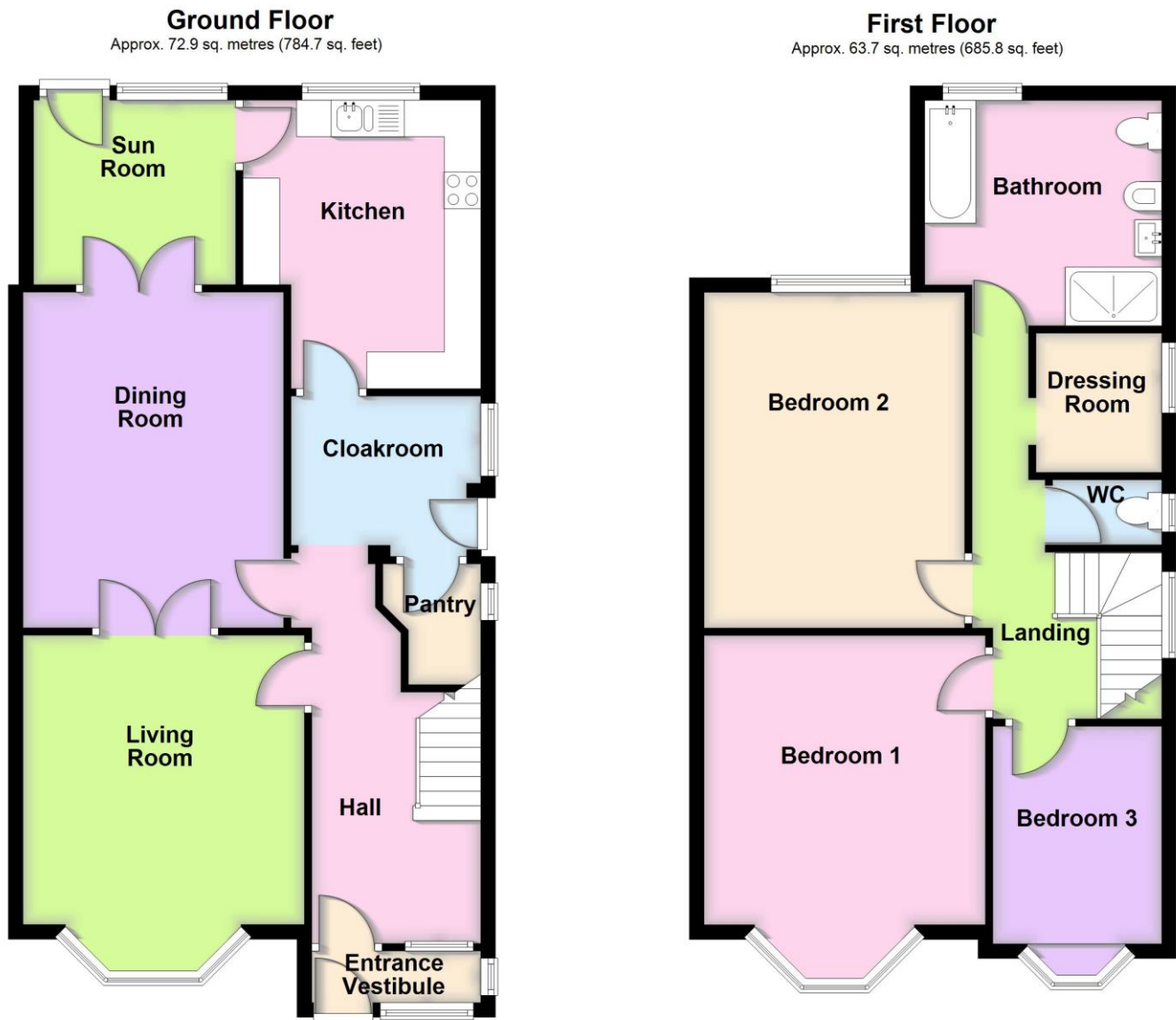
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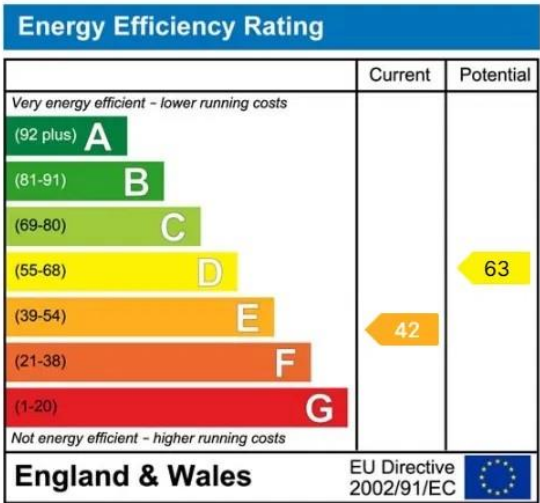
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 136.6 sq. metres (1470.5 sq. feet)



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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