

207 Rufford Road
Southport, PR9 8JD, £245,000
'Subject to Contract'

Located within the ever-popular village of Crossens, this beautifully presented two-bedroom true bungalow offers a wonderful combination of modern comfort, cosy interiors and exceptional outdoor space. Thoughtfully renovated throughout, the property is ready to move straight into and will undoubtedly appeal to a variety of purchasers seeking the convenience of single-level living. An enclosed side entrance vestibule opens into a welcoming hallway, where glazed internal doors help maximise the flow of natural light throughout the accommodation. Two well-proportioned bedrooms are positioned towards the front of the property, complemented by a stylish, contemporary bathroom. The modern Shaker-style kitchen enjoys pleasant views across the rear garden, while the inviting lounge/diner provides a superb space for relaxing and entertaining, with direct access to the delightful outdoor surroundings. Externally, the property continues to impress. To the front, generous off-road parking provides space for numerous vehicles, while a partially enclosed side lean-to offers a practical sheltered drying area. The rear garden is undoubtedly one of the property's standout features. Beautifully arranged to provide a variety of distinct outdoor spaces, it incorporates an impressive pergola-covered seating area, a neatly maintained lawn and attractive patio areas, perfect for alfresco dining, summer gatherings or simply enjoying the peaceful surroundings. A timber storage shed provides useful garden storage, while a further garden pergola creates an attractive transition to the rear section, which has been thoughtfully arranged as a productive home allotment. Enjoying a pleasing degree of privacy and not being directly overlooked, this fabulous garden offers a wonderful retreat for keen gardeners and outdoor enthusiasts alike. Rufford Road is conveniently positioned within easy reach of the amenities and facilities of Crossens Village, with local shops, everyday conveniences and regular bus services close at hand. The picturesque village of Churchtown, with its charming independent shops, cafés and historic character, is also within easy reach, alongside excellent transport connections to Southport and the surrounding area.

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Southport's Estate Agent

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Enclosed Side Entrance Vestibule
Upvc double-glazed outer door and window, woodgrain laminate-style flooring and glazed inner door leading to…

Entrance Hall
Woodgrain laminate-style flooring continues, dado rail and loft access. Glazed internal doors lead to the main accommodation.

Bedroom 1 - 4.67m x 3.61m (15'4" x 11'10")
Upvc double-glazed window.

Bedroom 2 - 3.84m x 2.97m (12'7" x 9'9")
Upvc double-glazed window and dado rail.

Bathroom/WC - 1.91m x 2.08m (6'3" x 6'10")
Opaque Upvc double-glazed window. Modern three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and panelled bath with partial wall tiling, wall-mounted grab rail and 'Triton' electric shower.

Kitchen - 3.33m x 3m (10'11" x 9'10")
Upvc double-glazed door and windows to the side and overlooking the rear garden. Modern Shaker-style kitchen arranged with a range of fitted base units incorporating cupboards and drawers. Wall cupboard housing the central heating boiler system. Working surfaces incorporate a single-bowl sink unit with mixer tap and drainer. Appliances include a four-ring gas hob with canopy extractor over and electric double oven. Plumbing is available for a washing machine, together with space for a freestanding fridge. Partial wall tiling, recessed spotlighting and woodgrain laminate-style flooring.

Rear Lounge/Diner - 5.13m x 3.61m (16'10" x 11'10" into recess)
Upvc double-glazed sliding patio doors opening onto the rear garden and patio area. Feature living-flame gas fire inset to chimney breast with Marble interior and hearth and wooden fire surround. Wall light points. Open-plan arrangement from the living room to the dining area.

Outside
The property occupies an established, mature plot with attractive gardens to both the front and rear. The front garden comprises a lawn and established borders with a variety of plants and shrubs, together with an attractive rockery feature and off-road parking for numerous vehicles. Gated side access leads to a partially enclosed lean-to, providing useful sheltered drying space. A garden trellis opens to a separate pergola seating area, complemented by a patio and lawn. There is also access to a useful timber storage shed, while a further pergola leads towards the rear section of the garden, which has been thoughtfully arranged as a home allotment, complete with greenhouse and additional storage facilities. The gardens are undoubtedly a standout feature of the property, enjoying a pleasing degree of privacy and not being directly overlooked.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band C. 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.







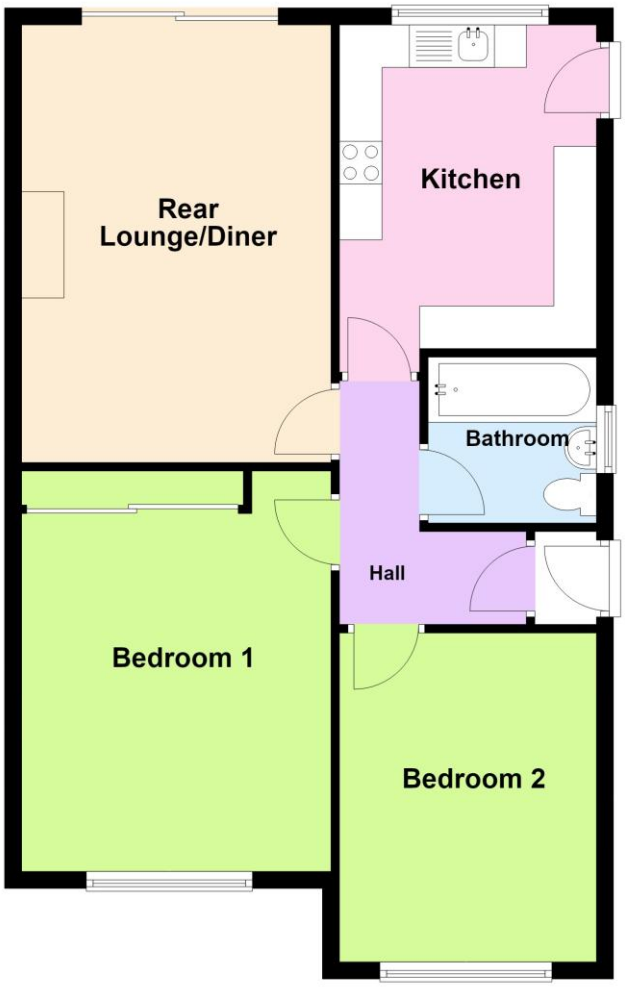




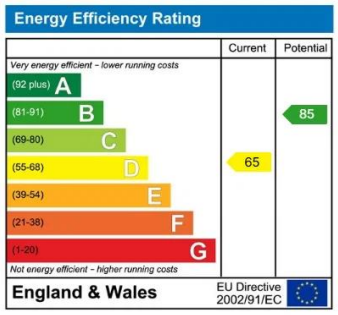


Ground Floor

Approx. 70.5 sq. metres (758.4 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 sq. feet)









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