



Land Lane, Crossens,
Southport, PR9 8HX

Offers Over £130,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A delightful semi-detached home brimming with character and versatility. This improved former two-bedroom semi-detached property seamlessly blends charming period features with modern functionality, offering a great living space.

Upon entering, you'll be greeted by a cosy lounge showcasing a stunning open fire, a true centrepiece that exudes warmth and character. The kitchen is equally captivating, featuring a charming range cooker that complements the period feel of the home while maintaining practicality.

Upstairs, the first floor has been thoughtfully reconfigured. The front bedroom now benefits from an adjacent dressing room, providing additional space and separation, although this could be brought back into the main bedroom if required. The rear bedroom offers access to the stylish and functional family shower room.

The rear yard gives access to a converted outbuilding, and whilst it is currently used as a bedroom and ensuite, this versatile space is perfect for use as a home office or gym, allowing you to tailor it to your lifestyle needs. Additionally, there is a covered utility room/store that provides scope for extension if desired, making this property adaptable for future growth.

Situated in a popular area, this property offers the perfect balance of charm, practicality, and opportunity. Don't miss your chance to view – book your appointment today before it's too late!

Call us on 01704 516 626 to arrange a viewing.

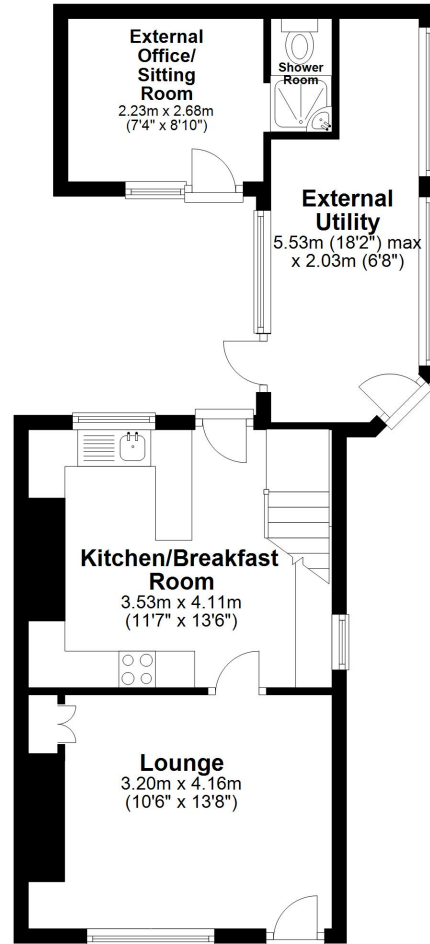
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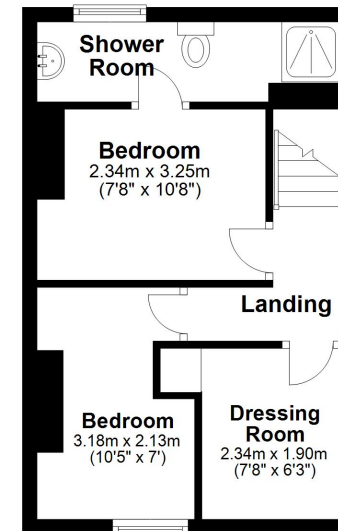
Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 73.5 sq. metres (791.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	58	82		
A				
(81-91)				
B				
(69-80)				
C	58	82		
(55-68)				
D				
(39-54)				
E	58	82		
(21-38)				
F				
(1-20)	58	82		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

