

For Sale

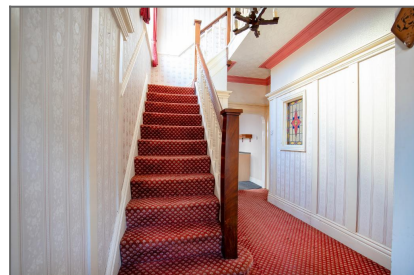
Norwood Crescent, PR9 7DU



**Offers in Excess of £249,999 -
Sold Subject to Contract**

4 bedroom Semi-Detached

- ✓ **4 Bedroom Semi Detached**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Spacious Throughout**
- ✓ **Off Road Driveway Parking**
- ✓ **Sought After Southport Location**
- ✓ **Offering Scope for Improvement**
- ✓ **Garage**
- ✓ **EPC Band Rating - 'D'**



Description

Located on the desirable Norwood Crescent, this spacious four-bedroom semi-detached property offers a wealth of charming features and fantastic potential for modern family living. While in need of refurbishment, the home provides a strong foundation to create your ideal space.

Families will appreciate the proximity to outstanding local schools, including Norwood Primary and Holy Family Primary as well as Birkdale High School. Outdoor enthusiasts will enjoy nearby Hesketh Park and the picturesque Botanic Gardens, perfect for weekend adventures. Southport town centre, with its vibrant shops, restaurants, and transport links, is just a short distance away.

Upon entering, you're welcomed by a spacious hallway leading to two reception rooms. The front room, with its large bay window, flows seamlessly into the rear reception room, which is perfect for a dining area. This open-plan layout continues into a rear sunroom, offering garden views and an abundance of natural light. The rear kitchen provides ample storage with upper and lower base units, and the ground floor is completed by the added convenience of a downstairs WC.

The first floor comprises four bedrooms, two of which benefit from fitted wardrobes. A separate WC and a bathroom with a vanity unit, panelled bath, and shower attachment add practicality to the layout. Additionally, the property boasts a vast loft space, offering excellent storage or scope for further development (subject to necessary permissions).

Externally, the home features off-road driveway parking, a large garage, and a generous rear garden. The garden is laid to lawn with two patio areas—one at each end—ideal for outdoor relaxation. A charming summer house at the garden's far end offers additional versatile space.

This property is a rare opportunity to create a bespoke family home in a sought-after location. Contact us today on 01704 564163 to arrange a viewing and unlock its full potential!

Location

Leaving Bailey Estates office head south on Liverpool Road, at the traffic lights turn left onto Eastbourne Road. Continue to follow for approximately 1.7 miles then at the traffic lights on the junction with the shell garage turn right onto Roe Lane.

Once over the bridge at the traffic lights turn right onto Norwood Avenue, take the first right hand turn onto Norwood Crescent where you will find this property on the left hand side.

Ground Floor

Porch - 3' 2" x 3' 6" (0.98m x 1.09m)



Entrance Hallway - 13' 6" x 8' 0" (4.14m x 2.44m) (maximum measurement)

Kitchen - 19' 10" x 12' 4" (6.05m x 3.76m)

WC - 6' 4" x 4' 6" (1.95m x 1.38m)

Lounge - 12' 11" x 12' 7" (3.94m x 3.84m)

Dining Room - 14' 11" x 11' 1" (4.56m x 3.38m)

Sun Room - 12' 1" x 10' 8" (3.69m x 3.26m)



First Floor

Landing - 13' 5" x 8' 8" (4.11m x 2.65m) (maximum measurement)

Bedroom 1 - 9' 1" x 8' 5" (2.78m x 2.58m)

Bedroom 2 - 15' 11" x 11' 8" (4.87m x 3.57m)

Bedroom 3 - 15' 1" x 11' 1" (4.61m x 3.38m)

Bedroom 4 - 15' 1" x 11' 1" (4.61m x 3.38m)

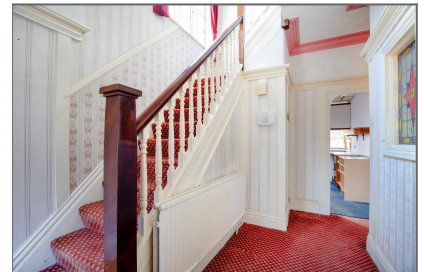
WC - 5' 2" x 3' 0" (1.6m x 0.93m)

Bathroom - 6' 8" x 6' 4" (2.05m x 1.94m)



Exterior

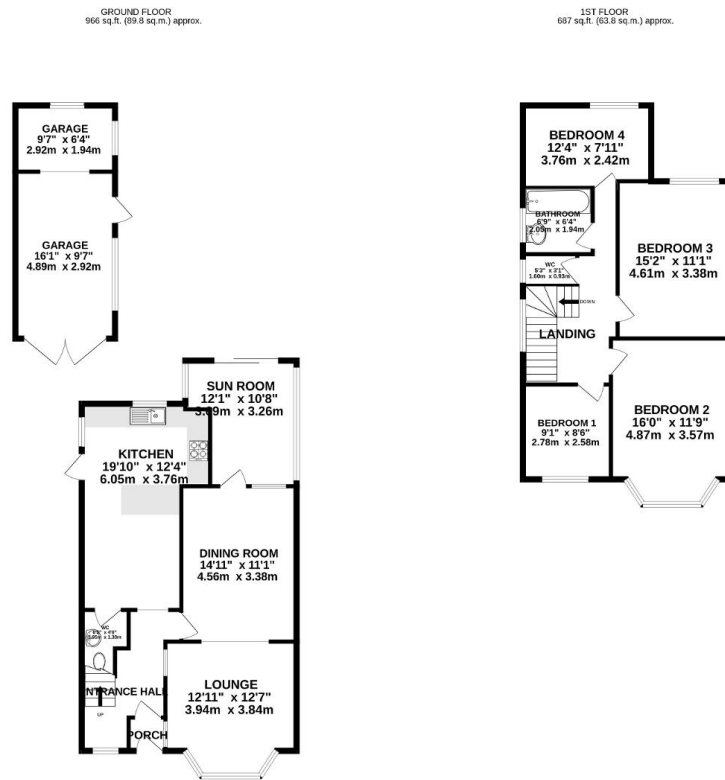
Garage - 25' 7" x 9' 6" (7.81m x 2.92m)



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RESIDENTIAL SALES & LETTINGS

Floorplans



TOTAL FLOOR AREA: 1653 sq.ft. (153.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metaplan 52025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band D
Local Authority Sefton

Tenure Freehold

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.