

**Russell Road,  
High Park**

  
**SMART MOVE**



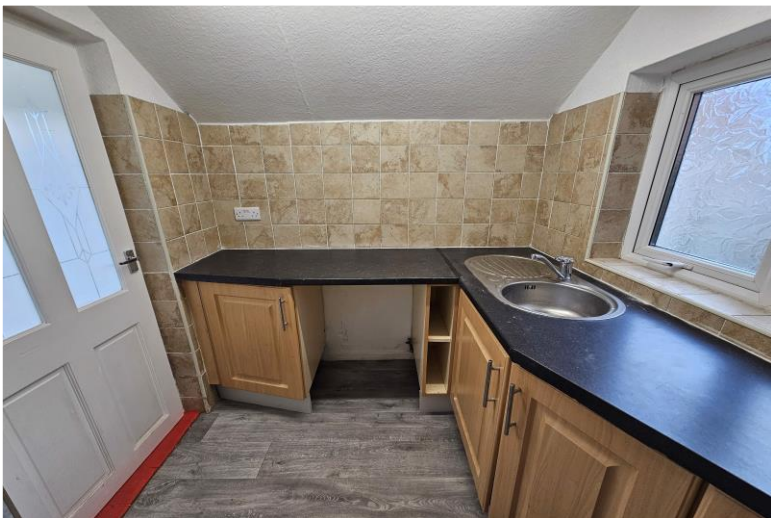
Asking Price **£166,500**



**01772 811899**

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Smart Move are delighted to present to the market, this traditional three bedroom semi detached house, located on Russell Road in the High Park area of Southport. Available for sale with benefit of NO ONWARD CHAIN and vacant possession, this well proportioned home offers buyers a move-in-ready home that has only recently benefitted from several upgrades, including: new kitchen, new kitchen appliances with 3 year guarantees, new gas central heating boiler with 5 year guarantee, re-wire with certificate, newly fitted radiator thermostat valves and newly painted décor, making internal inspection highly recommended.

The internal layout of the property in brief includes: front porch leading to the hallway, which has stairs leading to the first floor, lounge with bay window to the front of the property, open plan kitchen breakfast room, separate utility room, rear porch, first floor landing with loft access point, three bedrooms and the three piece first floor bathroom completes the accommodation. NB: There is future potential for extension, either to the rear or into the loft space (subject to planning permission,) as other houses on the road have already extended in such a manor.

Off road parking is offered to the front of the property on the paved driveway. To the front also is an established lawned garden with flower bed border and path leading down the right-hand side of the property and with gated access opening round to the rear. The main garden is situated to the rear and offer a paved patio area, lawn, timber garden shed, attached brick built outside store and a fenced perimeter.







- \* Traditional Semi Detached House**
- \* Lounge, Open Plan Kitchen Breakfast Room**
- \* Three Bedrooms & Bathroom to First Floor**
- \* Front & Rear Gardens**
- \* Close to Local Amenities**

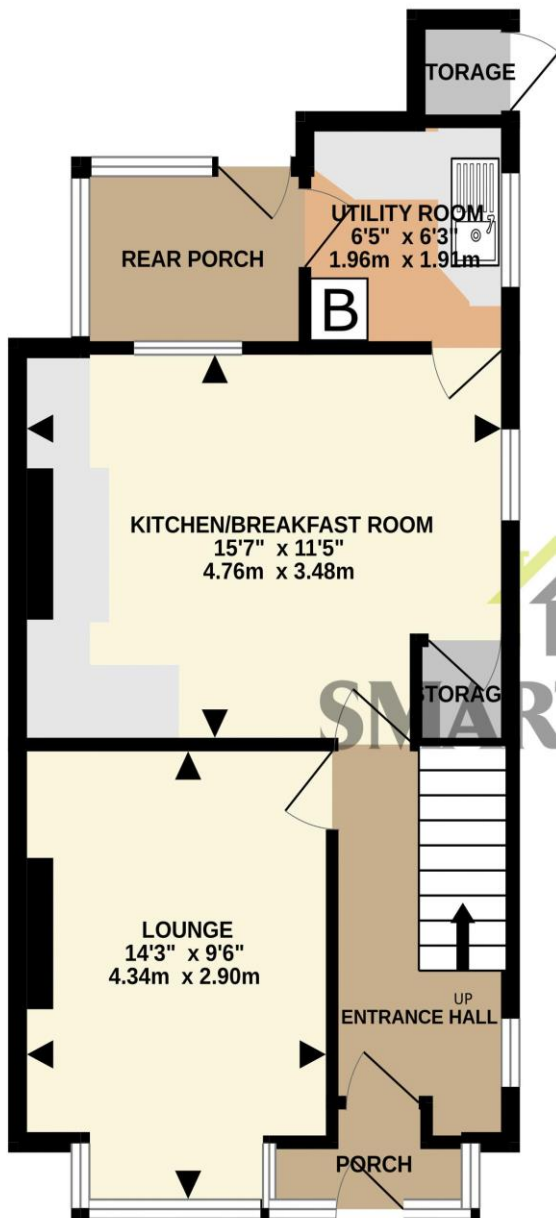


- \* No Onward Chain**
- \* Utility Room & Rear Porch**
- \* Driveway for Off Road Parking**
- \* Ideal First Time Buyer Property**
- \* UPVC Double Glazing, GCH (NEW Boiler) & EPC - D (Rated Prior to Upgrades)**





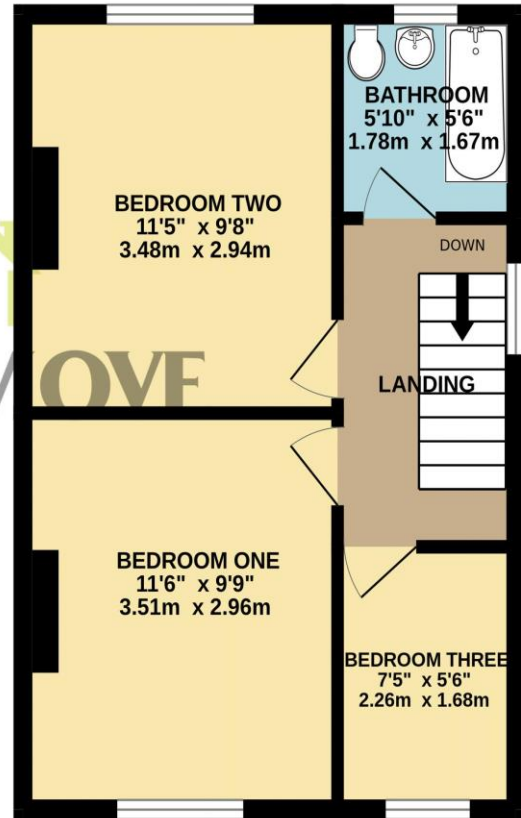
# GROUND FLOOR



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PRS** Property Redress Scheme

**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.