



2 Coyford Drive, Marshside, Southport, PR9 9GN

£190,000

Subject to Contract

No Chain Delay! An early viewing is advised to appreciate the extended, tastefully decorated and well appointed accommodation offered by this semi detached true bungalow. The centrally heated and double glazed accommodation briefly includes; side entrance, entrance hall, bathroom with a newly fitted suite, lounge, an inner hall leads to two bedrooms, a newly fitted kitchen and a dining conservatory. The bungalow stands in established gardens to both the front side and rear, there is off road car parking and a garage (currently used as a garden store.) The bungalow is situated on a popular residential development, with passing bus services providing access to the nearby facilities at Churchtown Village and further amenities are found at the Southport Town Centre.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Side Entrance

Entrance Hall with Upvc outer door with stained glass and leaded double glazed inserts. Tiled floor. Useful storage cupboard.

Bathroom - 2.36m x 1.55m (7'9" x 5'1")

White suite including; panelled bath with thermostatic shower and hand held and rain head shower attachments, pedestal wash hand basin, low level Wc. Part wall tiling, part timber panelling to dado level. Upvc double glazed window.

Lounge - 5.49m x 3.18m (18'0" x 10'5")

Upvc double glazed window overlooking the front garden. Centre fireplace with timber over mantel and electric point for fire.

Inner Hall

Bedroom 1 - 3.99m x 2.69m (13'1" x 8'10" reducing to 7'5")

Upvc double glazed window.

Bedroom 2 - 1.91m x 3.38m (6'3" extending to 7'8" x 11'1" overall measurements)

Upvc double glazed window.

Kitchen - 2.31m x 3.91m (7'7" x 12'10")

Upvc double glazed window and double glazed sliding doors to the conservatory. Single drainer stainless steel sink unit' a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces. Four ring ceramic hob with electric oven below. Part wall panelling.

Dining Conservatory - 1.96m x 3.71m (6'5" x 12'2")

Tiled flooring, Upvc double glazed windows and door.

Outside

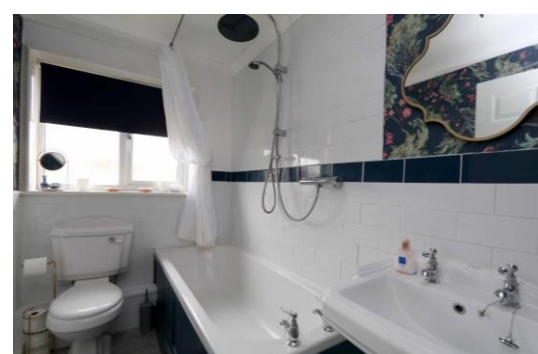
The property occupies a good sized corner plot with the front and side gardens having loose stone areas with inset planting. The private rear garden has ornamental decking, a circular patio, lawn borders and a driveway leads to gated parking and the garage (this is currently converted into a garden shed but can be converted back to a garage if required)

Council Tax

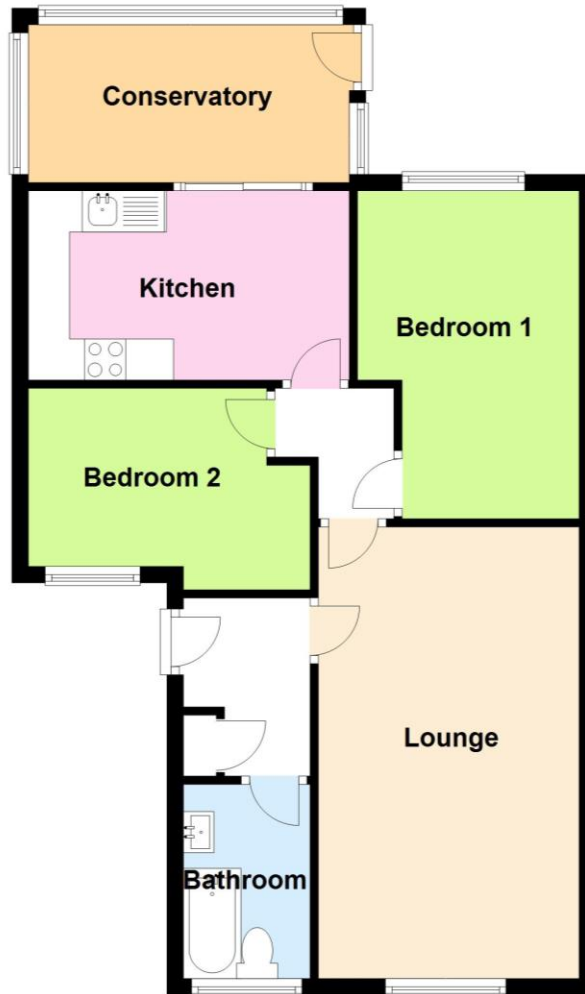
Sefton MBC Band B

Tenure

Freehold



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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