



-  Detached Bungalow
-  In Need Of Modernisation
-  Two Bedrooms (Formerly Three)

-  Two Reception Rooms
-  Garage & Gardens
-  Inspection Recommended

Price: £279,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





This detached bungalow offers attractively planned and pleasantly proportioned accommodation within easy reach of the amenities of Churchtown, Marshside and Crossens, though would benefit from a programme of modernisation.

The bungalow is installed with gas central heating and upvc double glazing, briefly comprising: Open Entrance Vestibule, Hall, Cloakroom, Lounge, Living Room, Conservatory, Kitchen/Breakfast Room, two double Bedrooms and Bathroom.

There are gardens to the front and rear of the property, the front incorporating a driveway leading to a Garage, the rear garden arranged with mature shrub borders and gravel laid patio areas.

Preston New Road links Crossens and Churchtown Villages, with local transport facilities to the town centre readily accessible.



Open Entrance Vestibule

Hall

Cloakroom - 2.44m x 1.98m (8'0" x 6'6")

Lounge - 5.05m into bay x 3.48m (16'7" x 11'5")

Living Room - 4.78m x 3.48m (15'8" x 11'5")

Conservatory - 3.45m x 2.59m (11'4" x 8'6")

Kitchen/Breakfast Room - 6.73m x 3.48m (22'1" x 11'5")

Bedroom 1 - 4.42m x 3.48m (14'6" x 11'5")

Bedroom 2 - 3.73m x 3.48m (12'3" x 11'5")

Bathroom - 3.4m x 2.44m (11'2" x 8'0")

Outside: There are gardens to the front and rear of the property, the front incorporating a driveway leading to a Garage, the rear garden arranged with mature shrub borders and gravel laid patio areas.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

Tenure: The UK Government land and property information website shows the tenure to be Freehold.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 113.7 sq. metres (1223.5 sq. feet)



Total area: approx. 113.7 sq. metres (1223.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk