



-  Extended Semi Detached House
-  Three Bedrooms
-  Fitted Kitchen/Dining Room

-  Utility/WC
-  Private Rear Garden
-  No Chain

Price: £210,000 Subject to Contract

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





Offered for sale with no onward chain, this extended, semi detached house with private rear garden is located in a popular residential area of Marshside and an early inspection is recommended.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen/Dining Room and Utility/WC to the ground floor with three Bedrooms and Bathroom to the first.

Outside, a paved driveway provides off road parking to the front. The private rear garden has paved patio, shaped lawn and established borders.

Seaton Way is located between Dawlish Drive and Garstang Road which runs off Fylde Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Village are readily accessible together with a number of primary and secondary schools.



Ground Floor:

Entrance Vestibule

Living Room - 4.39m overall x 4.22m (14'5" x 13'10")

Kitchen/Dining Room - 6.22m x 4.6m overall (20'5" x 15'1")

Utility Room - 1.73m x 1.52m (5'8" x 5'0")

First Floor:

Landing

Bedroom 1 - 4.78m x 2.46m (15'8" x 8'1")

Bedroom 2 - 2.82m x 2.46m (9'3" x 8'1")

Bedroom 3 - 3.15m x 1.83m (10'4" x 6'0")

Bathroom - 1.88m x 1.65m (6'2" x 5'5")

Outside: A paved driveway provides off road parking to the front. The private rear garden has paved patio, shaped lawn and established borders.



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

Tenure: 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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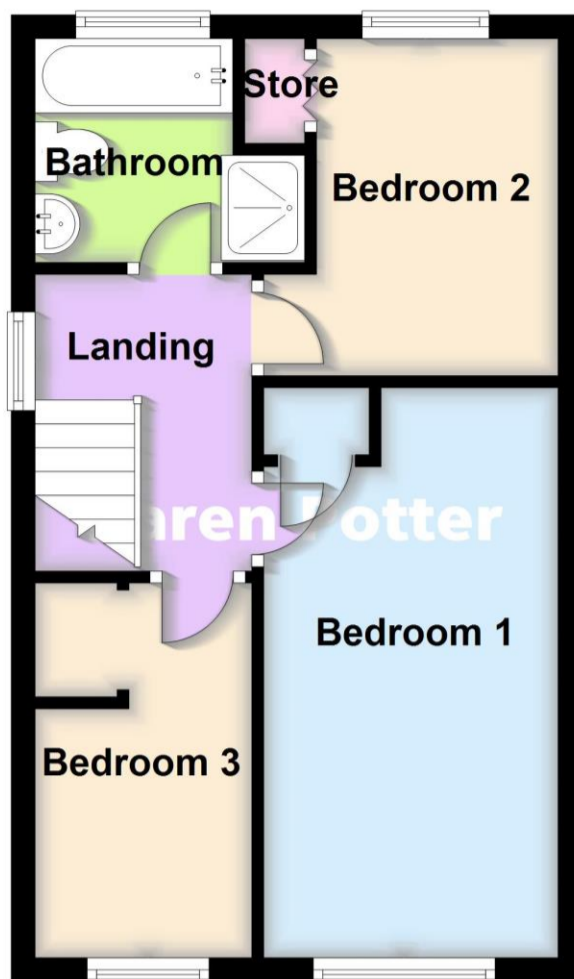
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.8 sq. feet)

AWAITING EPC

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.



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