



-  Detached Bungalow
-  Two Bedrooms
-  Private Rear Garden

-  Garage & Parking
-  No Chain
-  Inspection Recommended

**Price: £215,000** Subject to Contract

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







Located in the popular residential area of Marshside, this well proportioned detached bungalow offers attractively planned accommodation installed with gas central heating and upvc double glazing and is worthy of an early internal inspection.

Offered for sale with no onward chain, the bungalow is installed with gas central heating, upvc double glazing and briefly comprises: Entrance Hall, Living Room, Conservatory (accessed off Bedroom 2), Kitchen, two Bedrooms and modern Shower Room.

Outside, there are mature gardens to the front and rear of the property, the front incorporating a driveway and leads to the Garage. The rear garden is a particular feature being private, and arranged with paved patio, shaped lawn, established borders and backing onto the Fleetwood Hesketh Sports & Social Club.

Freckleton Road is a turning off Garstang Road which links with Marshside Road. There are local shops and amenities at Fylde Road, with Churchtown Village also readily accessible.





## Hall

**Living Room** - 5.03m x 3.56m (16'6" x 11'8")

**Kitchen/Breakfast Room** - 4.47m x 2.36m (14'8" x 7'9")

## Inner Hall

**Bedroom 1** - 3.23m x 3.2m (10'7" x 10'6")

**Bedroom 2** - 4.17m x 2.72m overall (13'8" x 8'11")

**Conservatory** - 2.79m x 1.93m (9'2" x 6'4")

**Shower Room** - 2.01m x 1.85m (6'7" x 6'1")

**Outside:** There are mature gardens to the front and rear of the property, the front incorporating a driveway and leads to the Garage. The rear garden is a particular feature being private, and arranged with paved patio, shaped lawn, established borders and backing onto the Fleetwood Hesketh Sports & Social Club.

**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. 67.4 sq. metres (725.1 sq. feet)



Total area: approx. 67.4 sq. metres (725.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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.



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