

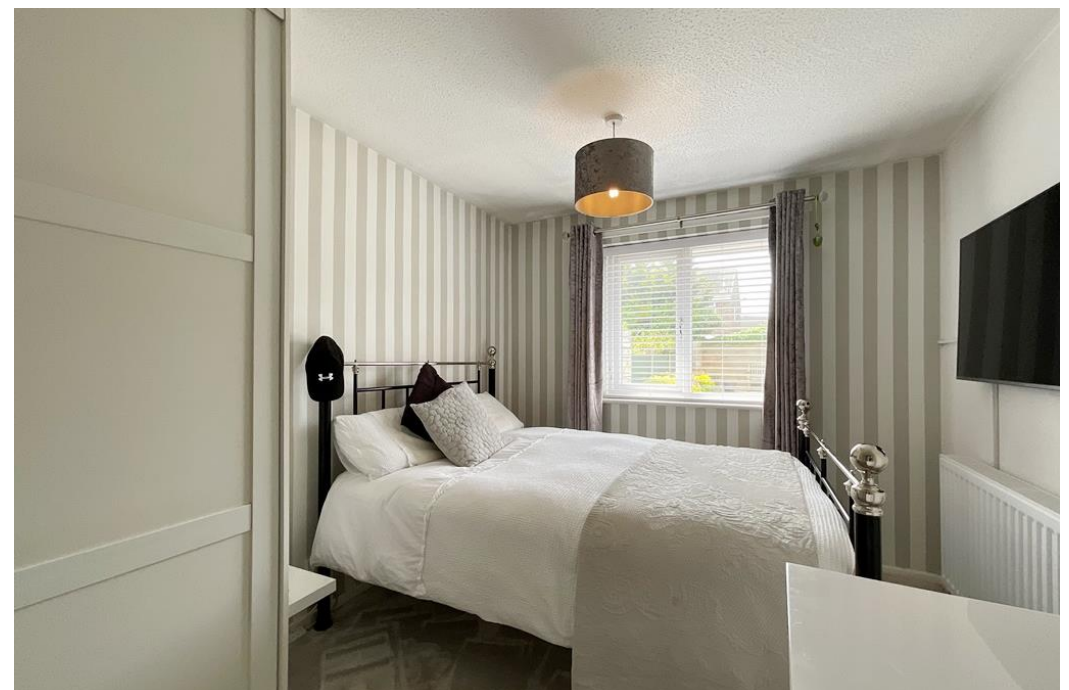


-  Semi Detached Bungalow
-  Two Bedrooms
-  Modern Fitted Kitchen

-  Shower Room
-  Garage, Parking & Gardens
-  Cul De Sac Position

Price: £200,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS HIGHLY

RECOMMENDED of this very well presented, semi-detached bungalow that has been much improved by the current owner and offers pleasantly proportioned accommodation in a popular residential area of Marshside.

Occupying a cul de sac position, the bungalow is installed with gas central heating and upvc double glazing, briefly comprising Hall, Living Room, Kitchen, two Bedrooms and Shower Room. The bungalow stands in mature gardens to the front and rear, the front incorporating hardstanding and block paved driveway leading to a Garage.

The property occupies a convenient location for access to primary and secondary schools and there are public transport facilities to the town centre within the vicinity. There are local shops on Fylde Road.



Hall

Living Room - 4.88m x 3.15m (16'0" x 10'4")

Kitchen - 2.39m x 1.57m (7'10" x 5'2")

Inner Hallway

Bedroom 1 - 4.04m x 2.57m overall (13'3" x 8'5")

Bedroom 2 - 2.82m x 2.16m (9'3" x 7'1")

Shower Room - 1.93m x 1.57m (6'4" x 5'2")

Outside: The bungalow stands in mature gardens to the front and rear, the front incorporating hardstanding and block paved driveway leading to a Garage, the rear having paved patio, shaped lawn and well stocked borders.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

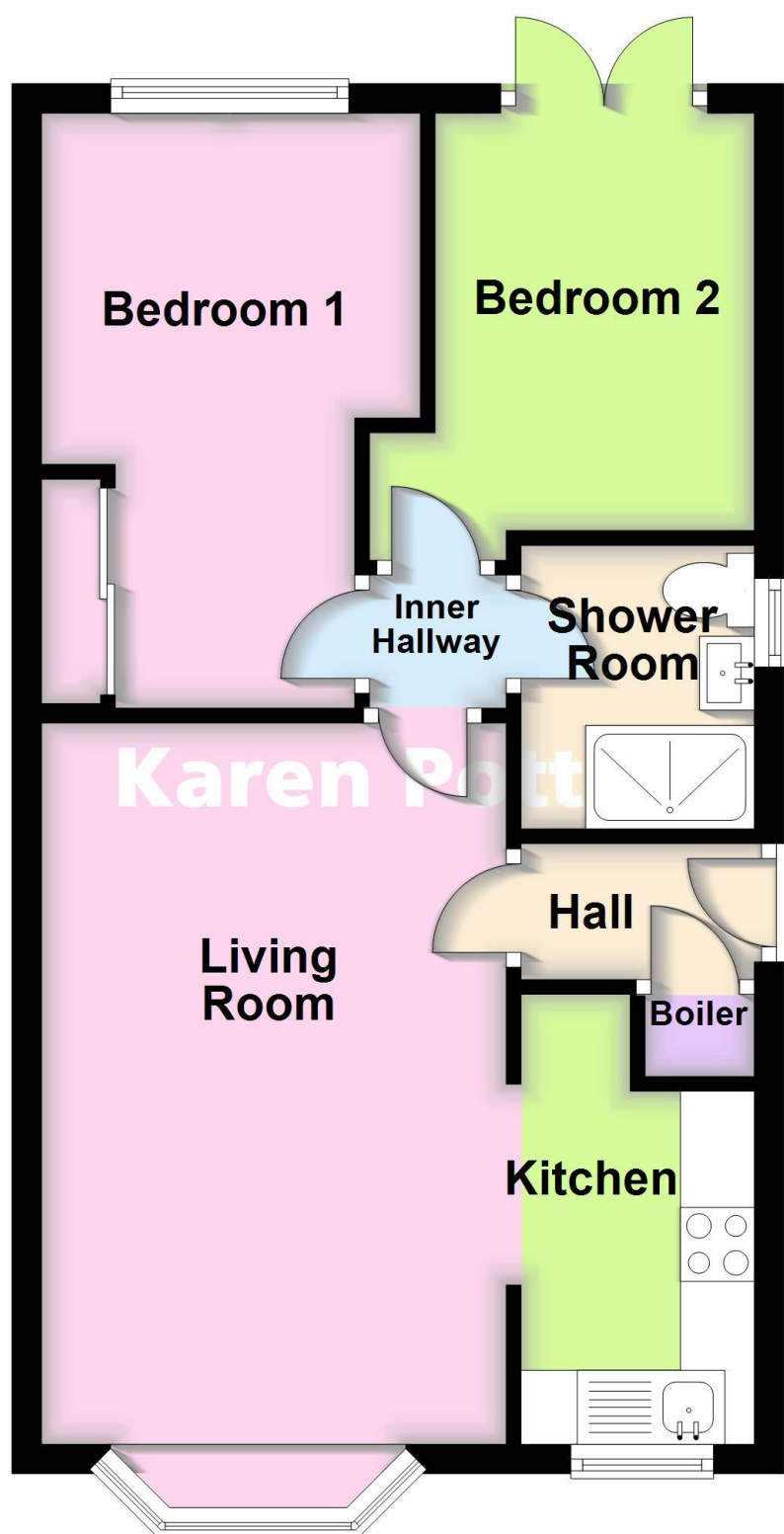
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 43.8 sq. metres (471.1 sq. feet)

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