



-  'Howard' Built Bungalow
-  Immaculately Presented
-  Modern Kitchen & Shower Room

-  Garage & Parking
-  South Facing Rear Garden
-  Inspection Highly Recommended

Price: £275,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this extended "Howard Built" semi-detached bungalow which offers pleasantly proportioned accommodation in a popular residential area of Marshside.

Much improved by the current owners, the bungalow is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Rear Living Room, Dining Room, (formerly Bedroom 2 and readily reinstated), Garden Room, modern fitted Kitchen, double Bedroom and Shower Room.

The bungalow stands in mature gardens to the front and rear, the front incorporating block paved driveway leading to a Garage, the rear garden arranged with paved patios, well stocked shrub borders and pergola.

There are local shops on Fylde Road whilst the amenities of Crossens and Churchtown villages are readily accessible.



Entrance Vestibule

Hall

Living Room - 5.18m x 3.35m (17'0" x 11'0")

Garden Room - 4.83m x 2.82m (15'10" x 9'3")

Kitchen - 3.35m x 2.87m (11'0" x 9'5")

Bedroom 1 - 3.78m x 3.33m (12'5" x 10'11")

Bedroom 2 - 3.35m x 2.92m (11'0" x 9'7")

Shower Room - 2.18m x 1.85m (7'2" x 6'1")



Outside: The bungalow stands in mature gardens to the front and rear, the front incorporating block paved driveway leading to a Garage, whilst the south facing rear garden is arranged with paved patios, well stocked shrub borders and pergola.

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

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>

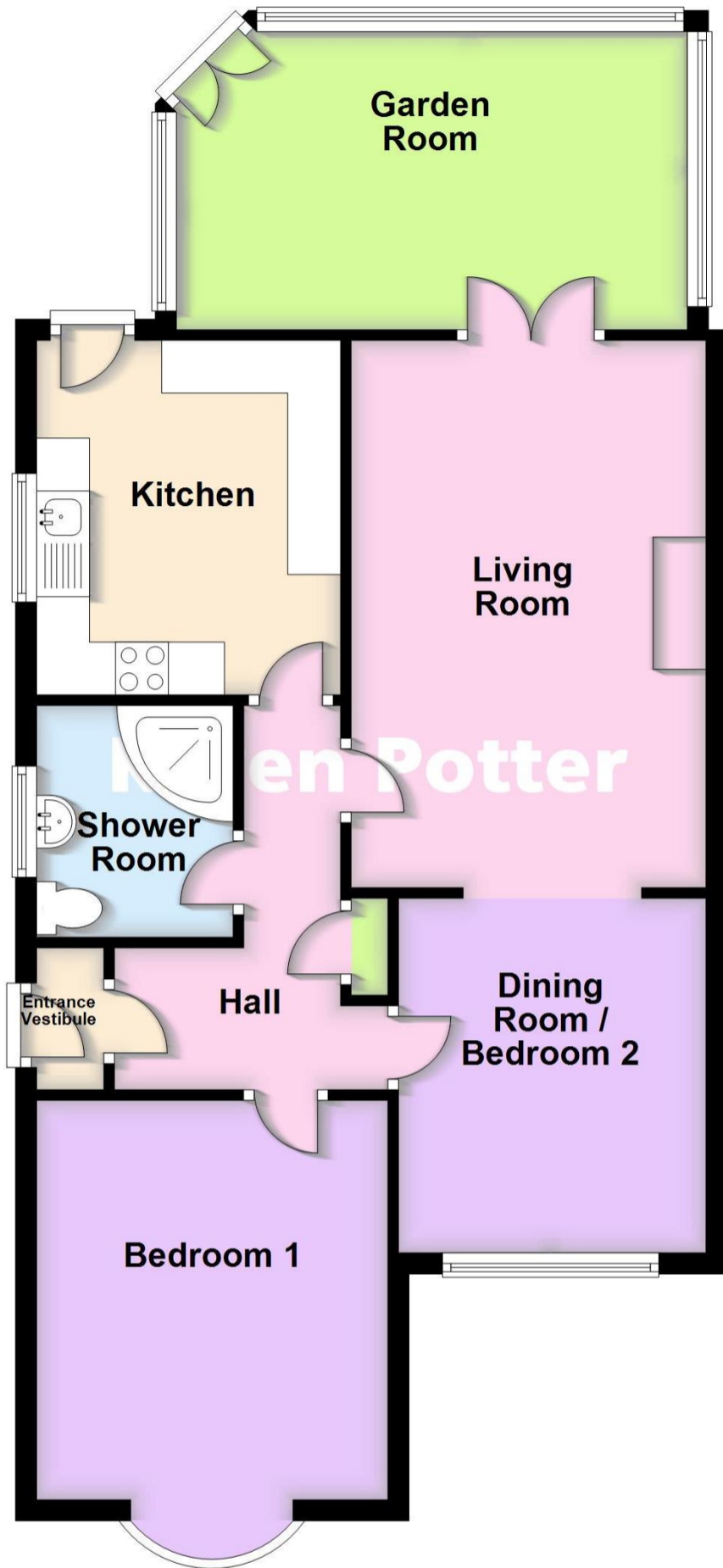
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



**AWAITING
EPC**

Total area: approx. 76.6 sq. metres (824.5 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.



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