



☆ NO CHAIN ☆

Garstang Road, Marshside, Southport, PR9 9XW

- 🏠 **Semi Detached Bungalow**
- 🏠 **Two Bedrooms**
- 🏠 **Immaculately Presented**

- 🏠 **Conservatory**
- 🏠 **Modern Shower Room**
- 🏠 **Garage and Gardens**

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

The accommodation briefly comprises: Entrance Hall, rear Living Room, modern fitted Kitchen-Dining Room, Conservatory, two Bedrooms and Shower Room. Outside, the front is paved to provide multi vehicle off road parking with twin gates giving access down the side of the property to a detached garage. The rear garden has paved patio area leading to shaped lawn with mature borders.

Garstang Road is located off Fylde Road where there are local shops and public transport facilities to the town centre. Churchtown Shopping Village is readily accessible.

Price: £190,000 Subject to Contract

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



GROUND FLOOR:

ENTRANCE VESTIBULE upvc double glazed entrance door to side, solid wood flooring, coving to ceiling, archway to Hall.

HALL solid wood flooring, coving to ceiling, built-in cloaks cupboard with hanging space.

LIVING ROOM 19' 1" overall x 12' 1" (5.82m x 3.68m) wall mounted electric fire, coving to ceiling, upvc double glazed sliding patio doors to garden.

KITCHEN/DINING ROOM 15' 3" x 10' 10" (4.65m x 3.3m) fitted with a matching range of base and eye level cupboards, round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer, mixer tap and waste disposal unit, integrated fridge, freezer and slimline dishwasher, built-in eye level electric oven and combination microwave/oven, built-in four ring gas hob, extractor hood, upvc double glazed window to side, Amtico flooring, coving to ceiling, access to boarded loft space with pull down metal ladder, upvc double glazed sliding patio door to Conservatory.

CONSERVATORY 10' 10" x 8' 5" (3.3m x 2.57m) upvc double glazed construction with vent windows & bespoke blinds, polycarbonate roof, power and lights connected, Amtico flooring, double radiator, upvc double glazed side door to garden.

BEDROOM 1 13' 11" x 12' 1" (4.24m x 3.68m) upvc double glazed bow window to front, fitted with a matching range of floor to ceiling wardrobes, matching bedside cabinets and dressing table.



BEDROOM 2 10' 10" x 6' 10" (3.3m x 2.08m) upvc double glazed bow window to front, coving to ceiling.

SHOWER ROOM 7' x 6' 9" (2.13m x 2.06m) fitted with three piece suite comprising shower enclosure with fitted power shower, body jets and inset radio, wash hand basin, wc with hidden cistern, tiled surround, wall mounted mirrored medicine cabinet, extractor fan, tiled floor, upvc obscure double glazed window to side.



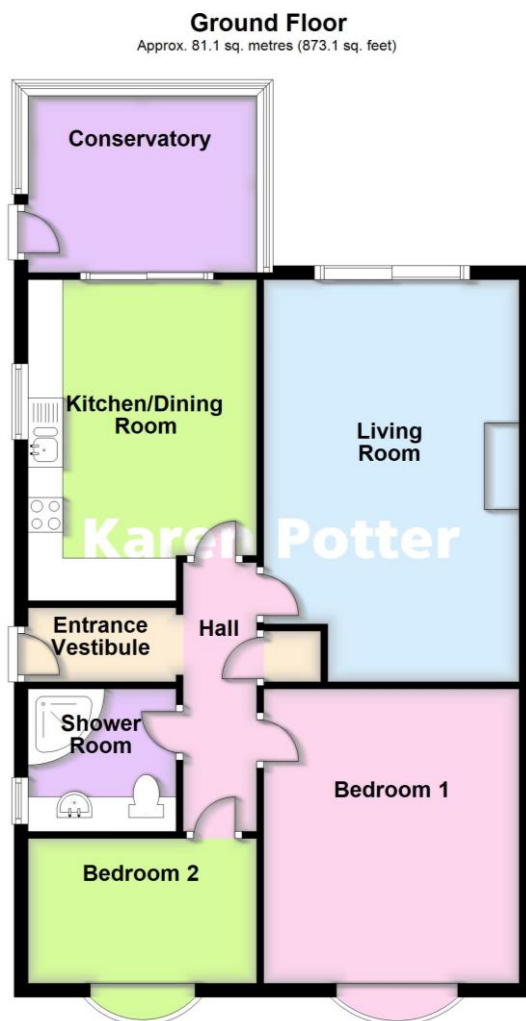
OUTSIDE: The front is paved to provide multi vehicle off road parking with twin gates giving access down the side of the property to a detached garage. The rear garden has paved patio area leading to shaped lawn with mature borders.

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

Tenure: Freehold.

Please Note: 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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Total area: approx. 81.1 sq. metres (873.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	84
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
68	84
EU Directive 2002/91/EC	
England, Scotland & Wales	

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