



6a Marlborough Road

, Southport, PR9 0RA

£285,000

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Hallway

Dual front and rear entrance with UPVC entrance doors, Camaro Flooring, two column radiators, Loft access.

Large Lounge

12'7" x 25'2" (3.86 x 7.69)

Two large UPVC double glazed windows with dual aspect front and rear, camaro flooring, gas fire with beautiful surround, TV points, telephone points and two column radiators.

Separate Kitchen

7'8" x 12'7" (2.36 x 3.84)

UPVC double glazed window with front aspect. Wall, drawer and base units, space for fridge/freezer, integrated oven, gas hob and extractor, sink with mixer tap and drainer. Column radiator and access to hallway.

Bedroom One

7'9" x 15'11" (2.38 x 4.86)

UPVC large double glazed windows with rear aspect, column radiator and access to ensuite shower room.

Ensuite Shower Room

UPVC double glazed window with rear aspect, column radiator, low level WC, hand wash basin with tiled splash back, stand in shower cubicle with tiled splash back, tiled floor.

Bedroom Two

8'7" x 11'9" (2.64 x 3.59)

UPVC large double glazed window with front aspect, camaro flooring and column radiator.

Bedroom Three

8'7" x 11'9" (2.64 x 3.59)

UPVC large double glazed windows with rear aspect, camaro flooring and column radiator.

Family Bathroom

12'7" x 6'7" (3.85 x 2.02)

UPVC double glazed window with front aspect, column radiator, low level WC, hand wash basin with tiled splash back, bath with shower over and shower screen with tiled splash back and tiled floor.

Rear Garden

Laid to lawn in parts of garden, patio area to the rear of garden and side of house, access to garden on both sides of house through gates leading to back entrance door, not over looked and plenty of space for garden furniture, summer house and children's climbing frame.

Front Garden and Driveway

Beautiful laid to lawn garden and space for several cars on paved driveway.

Garage

Bifolding garage doors, housing Worcester combi boiler, power and electricity. This could be used as a gym or work shop.



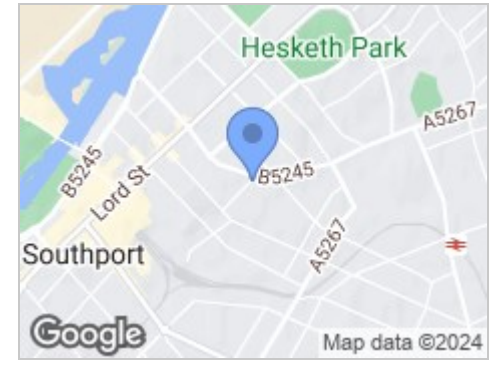
Road Map



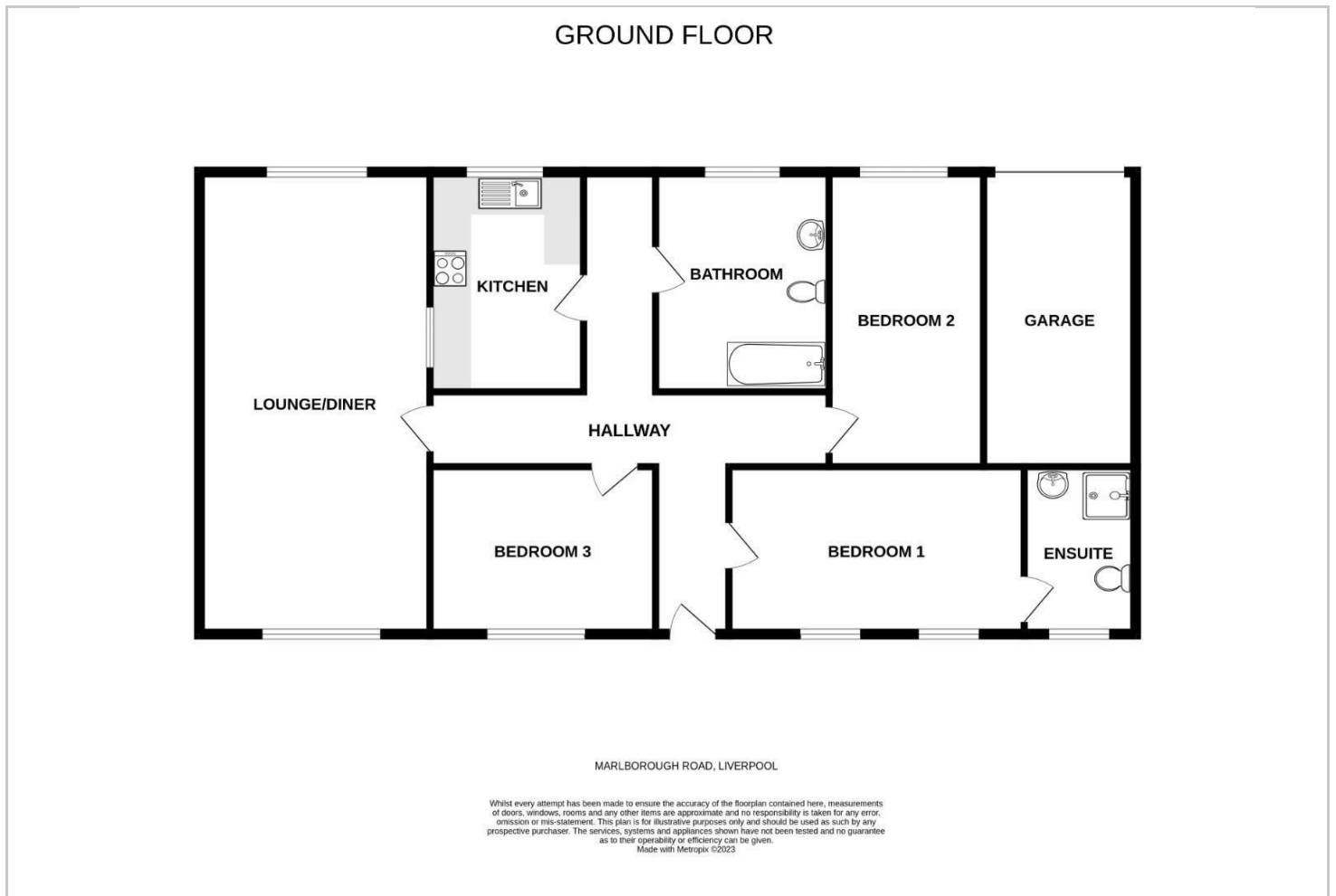
Hybrid Map



Terrain Map



Floor Plan

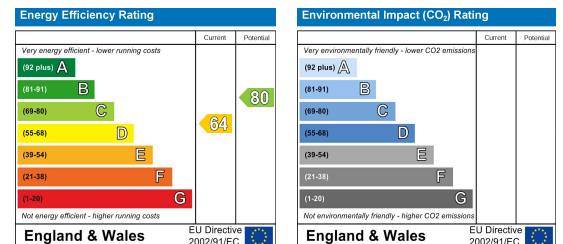


Viewing

Please contact our Formby Office on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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