



**35 Glencoyne Drive  
Marshside, PR9 9TT, £250,000  
'Subject to Contract'**

Situated on an established corner plot, this four-bedroom detached family house presents an exciting opportunity for those with a vision for renovation and improvement. Originally constructed by Wimpy Homes in the 1970's this fabulous property is awaiting a new owner to put their own stamp on it. Inside, the property unfolds to reveal spacious yet understated interiors, waiting to be transformed into a modern and comfortable living space. The ground floor comprises a living room, dining room, kitchen, and ground floor WC providing a functional layout that lends itself to various renovation possibilities. While the property requires a programme of modernisation and improvement, it presents a blank canvas for creativity and customization. Whether you envision a contemporary redesign or a restoration that pays homage to its original features, the possibilities are endless. Upstairs, four well-proportioned bedrooms offer ample space for family living, each awaiting your personal touch to transform them into cosy retreats, the shower room however has undergone a programme of modernisation. Outside, the property benefits from a private garden, offering the perfect backdrop for outdoor entertaining including further benefit of driveway access just off Glencoyne drive leading to a single detached garage. Conveniently located, this property enjoys easy access to a range of local amenities, including nearby supermarkets, Doctors surgeries and Pharmacy, there are a number of Primary Schools in the vicinity and a passing bus service, ensuring that all your daily needs are within reach.

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*Southport's Estate Agent*



### Entrance Porch

Upvc double glazed outer door, tiled flooring with inset matt well and inner door with glazed side insert leading to...

### Entrance Hall

Stairs to first floor with handrail and newel post. Cupboard to under stairs and separate access to ground floor WC. Doors lead to main accommodation and kitchen.

### Cloakroom/ WC - 1.07m x 1.35m (3'6" x 4'5")

Opaque Upvc double glazed window, low level WC and wash hand basin.

### Front Lounge - 4.55m x 3.99m (14'11" x 13'1" into recess)

Upvc double glazed window, coal effect electric fire with resin style surround.

### Sitting/ Dining Room - 3.73m x 3.66m (12'3" x 12'0" overall measurements into recess)

Upvc double glazed window overlooks garden to rear, door leads to...

### Kitchen - 3.76m x 2.41m (12'4" x 7'11")

Upvc double glazed side window and glazed door and window leads to rear lean to. Rear lean to also providing access to rear garden. Kitchen includes base units with cupboards and drawers, wall cupboards and working surfaces including single bowl sink unit with mixer tap and drainer. Separate cupboard to one wall houses 'Baxi' central heated boiler system. Part wall tiling, electric oven and four ring gas hob. Space is available for free standing fridge freezer and plumbing for washing machine.

### Lean To

Currently in disrepair with glazed door leading to rear garden.

### Landing

Loft access and separate airing cupboard to one wall housing hot water cylinder.

### Bedroom 1 - 4.37m x 3.23m (14'4" x 10'7" overall measurements into recess)

Upvc double glazed window.

### Bedroom 2 - 3.96m x 3.28m (13'0" x 10'9")

Upvc double glazed window overlooks garden.

### Bedroom 3 - 3.23m x 2.82m (10'7" x 9'3" into recess)

Upvc double glazed window and useful built in storage cupboard over stairs.

### Bedroom 4 - 2.18m x 2.82m (7'2" x 9'3")

Upvc double glazed window overlooks garden.

### Shower Room/ WC - 1.83m x 1.8m (6'0" x 5'11")

Opaque Upvc double glazed window with three-piece modern suite comprising low level WC incorporating wash hand basin and entry level shower enclosure with glazed shower screen, plumbed in shower and tiled walls with ladder style chrome heated towel rail, recessed spotlighting and extractor.

### Outside

The property occupies an established mature corner plot with extensive gardens including laid to lawn and well stocked borders with a variety of plants, shrubs and trees. Further off-road parking is provided via driveway access just off Glencoyne Drive and also leading to a detached garage with up and over door.

### Council Tax

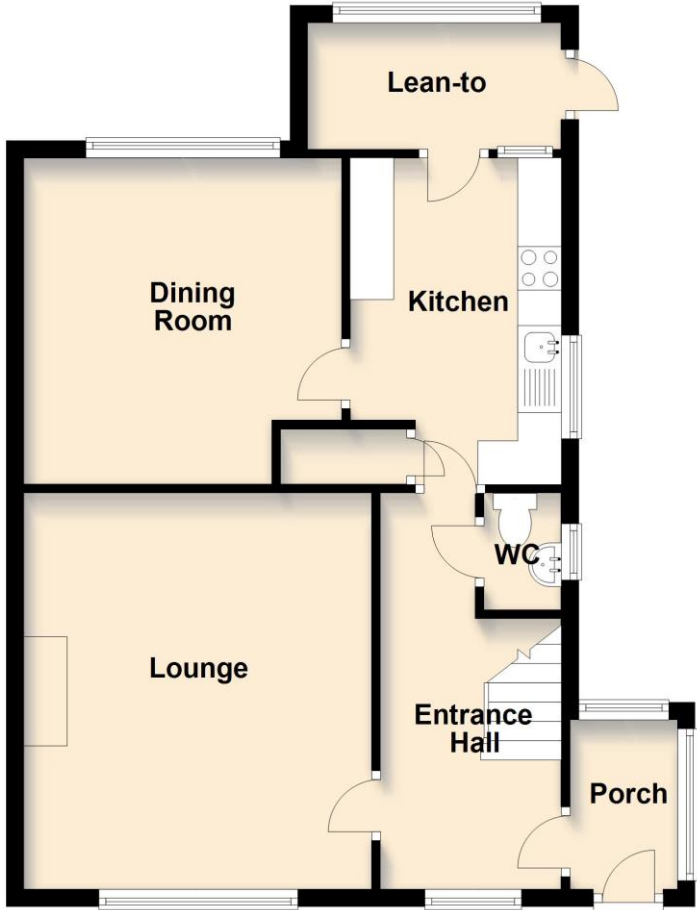
Sefton MBC band C.

### Tenure

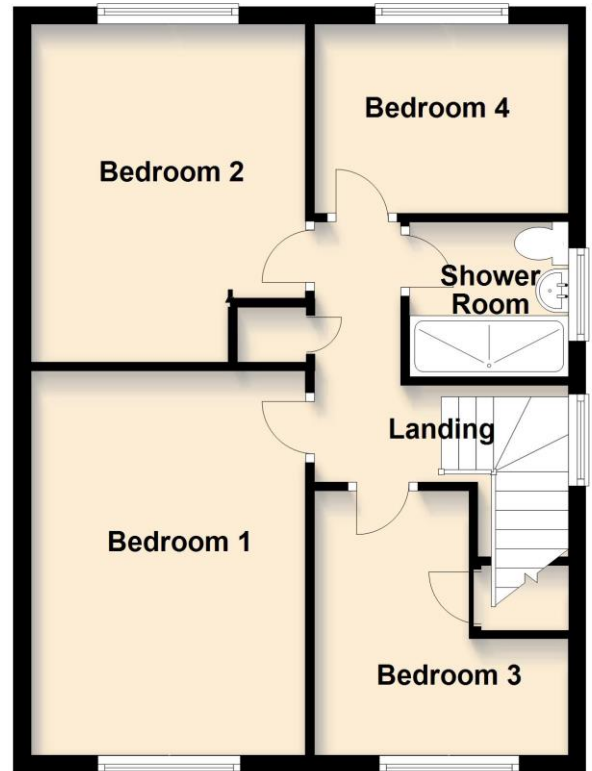
Freehold.



## Ground Floor



## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	51		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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