



**35 Freckleton Road
Marshside, PR9 9XE, £220,000
'Subject to Contract'**

A much sought after three-bedroom semi-detached true bungalow located conveniently for a wide range of facilities including local Supermarket, Doctors Surgeries and Pharmacy. The well-presented accommodation comprises of rear lounge leading to conservatory, modern style fitted breakfast kitchen, three bedrooms and shower room with WC. The property provides off-road parking for numerous vehicles and there is access to a garage. The gardens are a pleasant feature, well tended with lawn and established borders. Marshside Nature Reserve, a number of golf courses, and the A565 commuter links are also in the vicinity, together with a passing bus service providing access to Lord Street and the Southport Town Centre.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch

With opaque outer entrance door leading to entrance porch with glazed inner door leading to...

Entrance Hall

Built in cupboard houses electrical consumer unit. Loft access.

Lounge

- 5.41m x 3.33m (17'9" x 10'11" into recess)

Glazed double doors and side windows lead to conservatory and garden to rear. Living flame gas fire with marble interior, hearth and wooden fire surround. Wall light points.

Conservatory

- 2.39m x 3.2m (7'10" x 10'6")

Upvc double glazed double doors and windows lead to garden enclosed at the rear.

Breakfast Kitchen

- 3.45m x 2.34m (11'4" x 7'8")

Upvc double glazed window to front of property and access to useful built in wall cupboard housing electrical meter. Kitchen arranged in a modern attractive shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit strip lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric oven and grill, four ring ceramic hob with stainless steel splash back and concealed extractor over and fridge and freezer. Space is available with plumbing for washing machine, tiled flooring.

Bedroom 1

- 3.51m x 3.56m (11'6" x 11'8")

Upvc double glazed window overlooks rear of property.

Bedroom 3

- 3.45m x 2.08m (11'4" x 6'10")

Upvc double glazed window overlooks rear of property.

Bedroom 2

- 2.57m x 3.45m (8'5" x 11'4")

Upvc double glazed window to side.

Shower Room/ WC

- 2.31m x 2.51m (7'7" x 8'3" overall into recess)

Two opaque Upvc double glazed windows, two step in shower enclosures one with plumbed in shower, other with electric, low level WC and pedestal wash hand basin. Tiled walls and recessed spotlighting.

Outside

Well presented plot, flagged driveway access to front providing off road parking for numerous vehicles and loose stone frontage with ornamental raised borders. Block paved and flagged access continues via side of property and to garage via up and over door. Secure side/ rear gate leads to enclosed garden not directly overlooked and well screened with further block paved patio, shaped lawn, garden pergola and greenhouse.

Council Tax

Sefton MBC band C.

Tenure

Freehold.



Ground Floor



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



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