



22 Preesall Close, Marshside, Southport, PR9 9PJ
£170,000

Subject to Contract

- Mid Terrace 3 Bedroom House
- Interest To First Time Buyers
- Popular Residential Location
- Schools Within Walking Distance
- Established Gardens to Front and Rear
- Close to Bus Routes
- Early Inspection Advised
- Well Maintained Property
- Nature Reserve on the Doorstep
- Shops and Amenities Nearby at Chuchtown Village

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Southport's Estate Agent

Entrance Hall

Upvc outer door with double glazed insert. Laminate flooring. Stairs to the first floor. Glazed door leading to....

Lounge - 4.7m x 3.66m (15'5" x 12'0")

Upvc double glazed window overlooking front garden. Woodgrain laminate flooring, electric coal effect fire, set in attractive timber surround and hearth. Computer area below stairs, double doors lead to...

Dining Kitchen - 2.64m x 4.5m (8'8" x 14'9")

Single drainer, one and half bowl sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Recess for gas cooker with cooker hood above, plumbing for washing machine and dishwasher. Recessed spotlighting Upvc double glazed window. Dining area with Upvc double glazed sliding patio doors and side window leading to the rear garden.

First Floor Landing

Cupboard housing 'Worcester' gas central heating boiler.

Bedroom 1 - 3.66m x 2.64m (12'0" to front of wardrobes x 8'8" to rear of wardrobes)

An extensive range of built in fitments including recess for bed, bedside pedestals, overhead storage cupboards, wardrobes. Upvc double glazed window.

Bedroom 2 - 3.15m x 2.64m (10'4" x 8'8")

Upvc double glazed window.

Bedroom 3 - 1.91m x 1.83m (6'3" to front of built in cupboard x 6'0")

Built in wardrobe, Upvc double glazed window.

Bathroom - 1.68m x 1.78m (5'6" x 5'10")

White suite including; P shaped panelled bath with shower screen and electric shower, vanity wash hand basin with cupboards below, low level wc. Part wall tiling. Upvc double glazed window.

Outside

There are gardens to both front and rear. The rear garden has a brick shed, paved patio, lawn and borders. The front garden is also planned with lawn and borders. There are a number of nearby communal parking areas.

Note

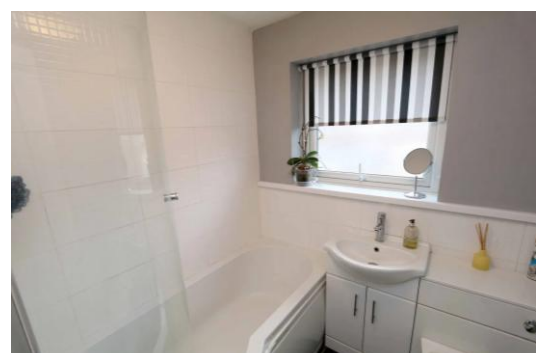
Please note there is a right of way at the bottom of the garden for accessing the rear of the property and the rear garden.

Council Tax

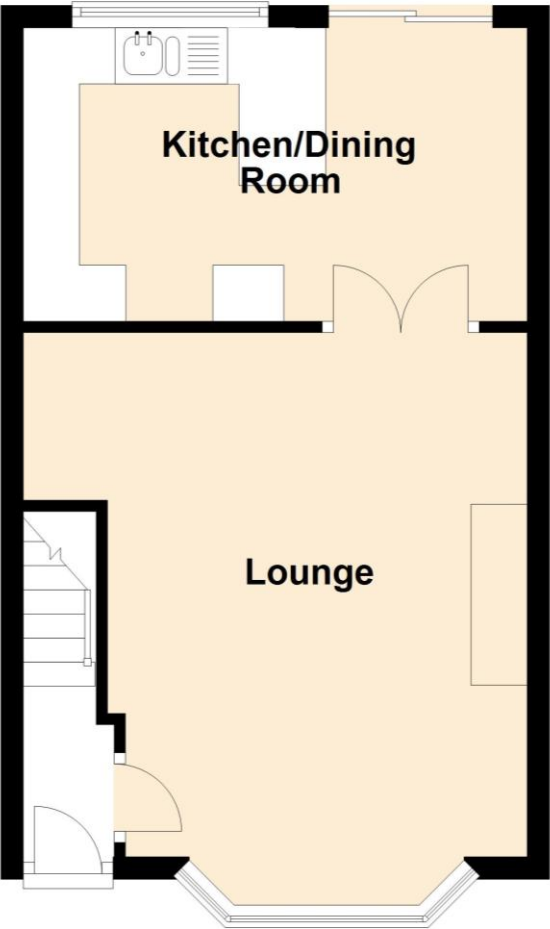
Sefton MBC band B.

Tenure

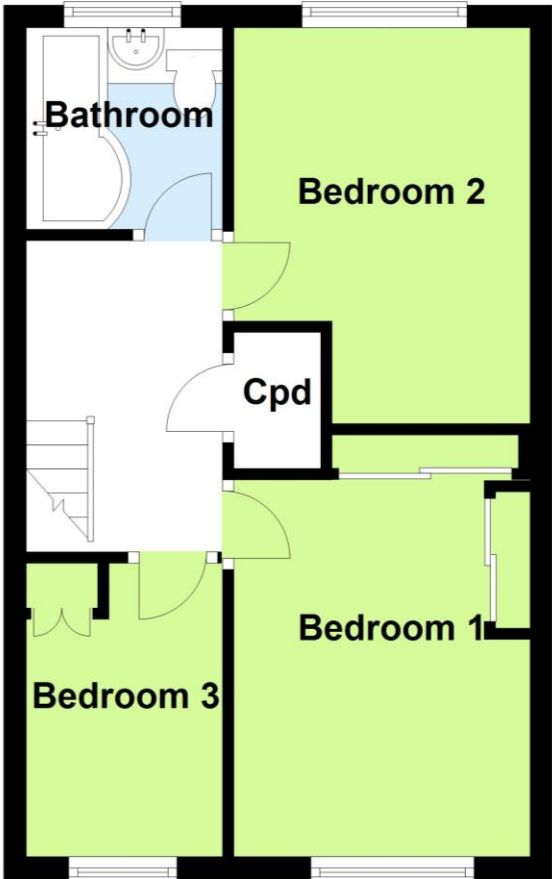
Freehold.



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) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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