



**43 Seacroft Crescent, Marshside, Southport, PR9
9FR**

Offers in the region of £200,000 Subject to Contract

This centrally heated and double glazed semi detached, true bungalow was built by popular local builders, Howard Estates, and is situated in a popular and established location close to Fylde Road. Local amenities include shops and a doctors surgery on Fylde Road, nearby transport facilities lead to Churchtown Village and Southport Town Centre. The accommodation would benefit from some modernisation and briefly includes, entrance hall, lounge, breakfast kitchen, two bedrooms and a shower room/WC. There are established gardens to the front and rear together with a brick built garage. No chain delay.

Side Entrance

Upvc part double glazed outer door, tiled floor, glazed inner door to...

Entrance Hall

Useful, deep storage cupboard.

Lounge - 5.49m x 3.43m (18'0" x 11'3")

Living flame coal effect fire and surround. Upvc double glazed window overlooking rear garden.



Breakfast Kitchen - 3.66m x 2.69m (12'0" x 8'10")

Part wall tiling, Upvc double glazed window to side with single drainer stainless steel sink unit and mixer tap below, further Upvc double glazed window and door to the rear garden. A range of base units with cupboards and drawers, wall cupboards, working surfaces, recess for cooker. Plumbing for washing machine.



Bedroom 1 - 4.27m x 3.43m (14'0" x 11'3" overall)

Useful storage cupboard, Upvc double glazed window.

Bedroom 2 - 3.45m x 2.72m (11'4" x 8'11")

Upvc double glazed window.



Shower Room - 1.68m x 2.21m (5'6" x 7'3")

White suite including, corner entry shower enclosure with thermostatic shower, pedestal wash hand basin, bidet, low level WC. Tiled walls. Upvc double glazed window.

Outside

The bungalow stands in established gardens to the front side and rear. There is paved parking to front and a driveway to the side leads to a brick garage at the rear. The attractive rear garden is screened by a mature leylandii has borders stocked with shrubs and plants.



Council Tax `

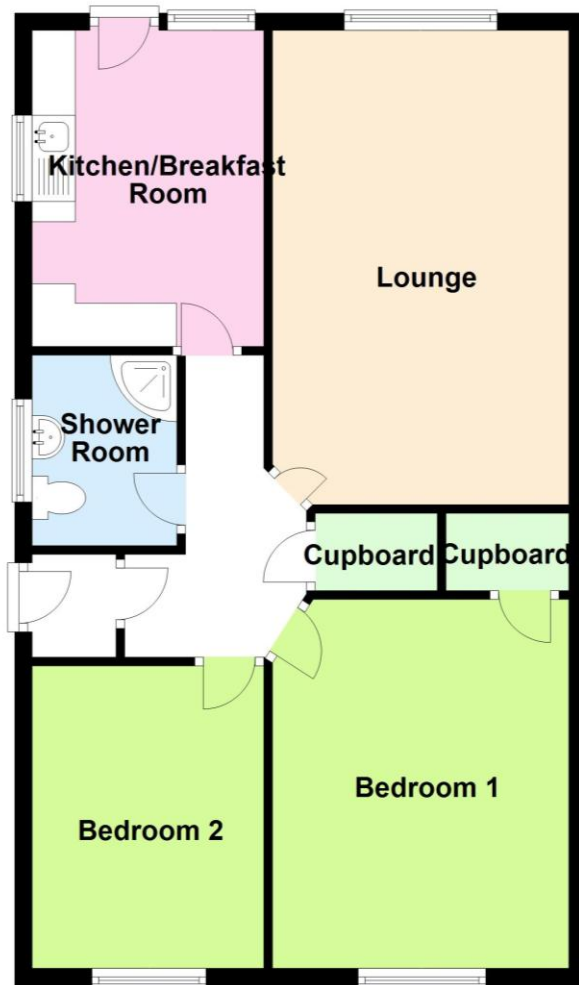
Sefton MBC band C.

Tenure

Freehold.



Ground Floor



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



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