



**21 Hartland Avenue, Marshside,
Southport, PR9 9FT
£230,000 Subject to Contract**

An early viewing is recommended to appreciate the size of the accommodation offered by this extended semi detached family house. Installed with both gas central heating and Upvc double glazing the accommodation briefly includes; entrance porch, entrance hall, lounge, dining room, rear lounge, conservatory, kitchen, utility room. On the first floor there are three bedrooms and a bathroom. Established gardens adjoin the property to the front and rear with off road parking and a garage. The property is situated in a popular and established location convenient for local primary and secondary schools, and with a nearby bus service providing access to Churchtown Village and Southport Town Centre. No chain delay.

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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

Enclosed Porch

Upvc double outer door with leaded glazing. Double glazed side windows. Tiled floor.

Entrance Hall

Stairs to the first floor, glazed double doors leading to...

Lounge - 4.14m x 3.71m (13'7" x 12'2")

Upvc double glazed window, electric pebble effect fire and attractive surround. Storage cupboard below stairs, archway to...

Dining Room - 3.15m x 2.54m (10'4" x 8'4")

Opening to...

Rear Lounge - 2.95m x 4.95m (9'8" x 16'3")

Upvc double glazed window and sliding patio door to...

Conservatory - 2.26m x 2.24m (7'5" x 7'4")

Upvc double glazed windows and door to rear garden.

Kitchen - 2.18m x 3.38m (7'2" x 11'1")

Upvc double glazed window with single drainer, one and half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Recess for cooker with cooker hood above, recently installed 'Main' gas central heating boiler.

Utility Room - 2.74m x 3m (9'0" x 9'10")

Single drainer stainless steel sink unit, base units, wall cupboards, working surfaces. Plumbing for washing machine. Upvc double glazed door leading to rear garden and Upvc double glazed door leading to the garage.

First Floor Landing

Bedroom 1 - 3.94m x 2.59m (12'11" x 8'6")

Upvc double glazed window, recessed wardrobes and further drawer unit.

Bedroom 2 - 2.79m x 2.79m (9'2" x 9'2")

Upvc double glazed window. Recessed wardrobes.

Bedroom 3 - 3.05m x 2.06m (10'0" x 6'9") maximum measurement

Upvc double glazed window, useful cupboard over stairs.

Bathroom - 1.85m x 1.88m (6'1" x 6'2")

Panelled bath with electric shower and screen, pedestal wash hand basin, low level WC, part wall tiling. Upvc double glazed window.

Outside

The property stands in gardens to both front and rear, there is off road car parking at the front and a garage at the side measuring 17'5" x 7'11" with up and over door. The rear gardens are enclosed with fencing having lawn, borders stocked with plants and shrubs and patio.

Council Tax

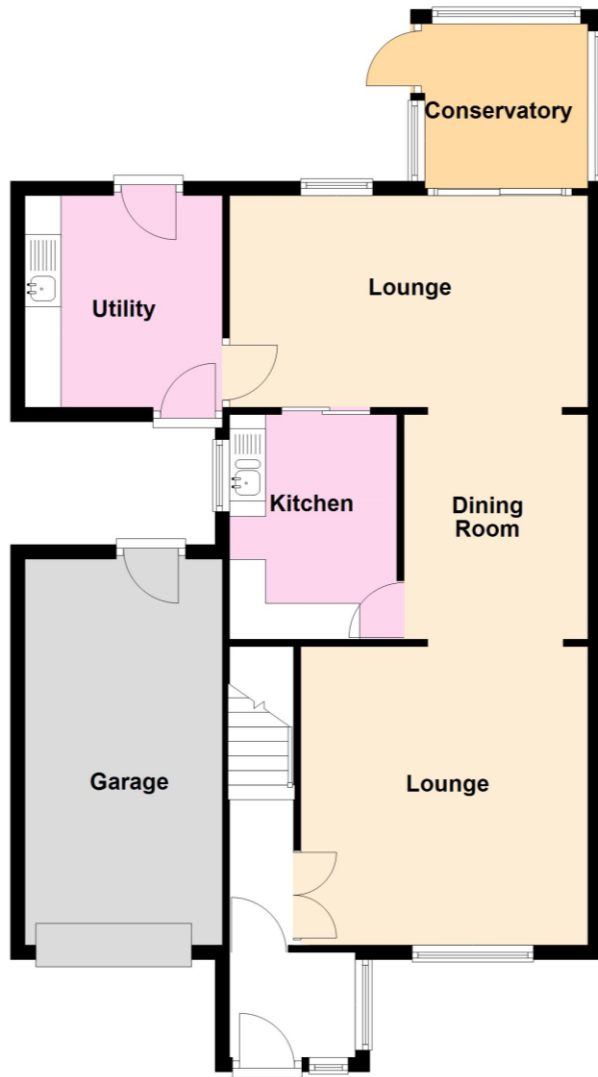
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Tenure

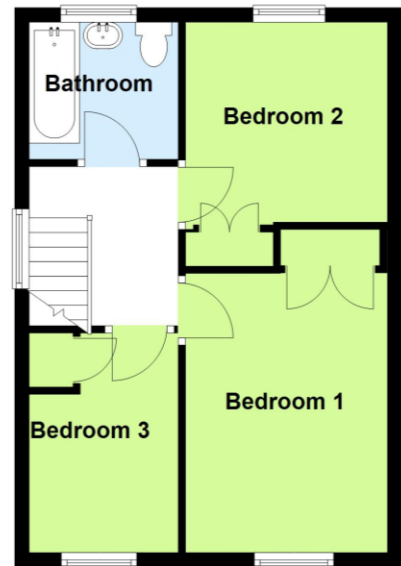
Freehold.



Ground Floor



First Floor



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