



**11 Freckleton Road  
Marshside, PR9 9XE £250,000  
'Subject to Contract'**

A much sought after two 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 with log burner leading to dining conservatory, modern style fitted kitchen, two double bedrooms and a modern style shower room with WC. The property provides off-road parking for numerous vehicles and there is access to a garage at the rear. The gardens are a pleasant feature, well tended with lawn, patio 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

Upvc double glazed outer door with opaque Upvc double glazed window and tiled flooring. Wall light point and Upvc double glazed inner door leads to...

### Entrance Hall

Built in cupboard to one wall, recessed spotlighting and loft access via drop down ladder.

### Bedroom 1 - 4.24m x 3.61m (13'11" x 11'10" to rear of wardrobes)

Upvc double glazed window to front, fitted wardrobes include flyover storage cupboards with beside corner display niches over cabinet and drawers. Separate knee hole dressing table and shelving to one wall.

### Bedroom 2 - 3.05m x 3.35m (10'0" into recess x 11'0")

Upvc double glazed window overlooks rear garden.

### Shower Room - 2.18m x 1.63m (7'2" x 5'4")

Opaque Upvc double glazed window, three piece modern white suite comprising of low level WC, vanity wash hand basin with cupboards below, mixer tap and entry level shower enclosure with wall grip, retractable shower seat, and plumbed in shower. Tiled walls with ladder style chrome heated towel rail, recessed spotlighting and extractor.

### Kitchen - 2.11m x 3.3m (6'11" x 10'10")

Upvc double glazed door and window to side. Arranged in a modern shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces including single bowl sink unit with mixer tap and drainer. 'Diplomat' gas oven with four ring gas on glass hob and funnel style extractor hood above. Integral 'Bosch' fridge and freezer, 'Bosch' slimline dishwasher and washing machine. . Part wall tiling and tiled flooring.

### Rear Lounge - 5.87m x 3.61m (19'3" x 11'10" into recess)

Including inset log burning stove with chimney breast with exposed mantle over and granite hearth. Double glazed sliding patio doors lead to...

### Conservatory/ Dining Area - 2.34m x 4.11m (7'8" x 13'6")

Double glazed double doors and windows lead to rear garden, recessed spotlighting and woodgrain laminate style flooring. Conservatory is centrally heated.

### Outside

Driveway access to front with off road parking available for numerous vehicles, shaped lawn with flower borders and flagged access continues via wrought iron gates to side. Access is available to a garage via remote up and over door measuring 16'2" x 9' including electric light and power supply and pitched roof offering additional storage space. The enclosed rear garden is a definite feature with raised flagged patio, laid to lawn and well stocked borders with a variety of plants, shrubs and trees.

### Council Tax

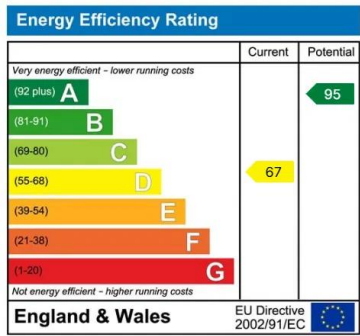
Sefton MBC band C.

### Tenure

Freehold.



Ground Floor



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