



**9 Ferryside Lane, Marshside, Southport,  
PR9 9FL**

**£249,950 Subject to Contract**

An early viewing is recommended to appreciate the extent of the accommodation offered by this extended semi detached true bungalow built by popular local builders, Howard Estates. Centrally heated and double glazed accommodation briefly includes, open vestibule, entrance hall with useful storage cupboard, 2 bedrooms to the front, lounge open plan to an extended rear dining room, kitchen and bathroom and WC. The property stands in established gardens, block paved parking for several cars and drive leads to brick garage whilst the easily managed rear garden enjoys a southerly aspect. No chain delay.

## Open Side Vestibule

Upvc double glazed outer door.

## Entrance Hall

Useful storage cupboard.

## Lounge - 5.18m x 3.45m (17'0" x 11'4")

Living flame coal effect gas fire in attractive surround and hearth. Archway to...

## Rear Dining Room - 2.44m x 4.37m (8'0" x 14'4")

Wood block flooring, Upvc double glazed window.

## Kitchen 8 - 2.67m x 3.35m (8'9" x 11'0")

Upvc double glazed window with one and half bowl sink unit below. Base units with cupboards and drawers, wall cupboards and working surfaces. Part wall tiling, four ring ceramic hob with cooker hood above and split level one and half electric oven. Plumbing for washing machine. Upvc double glazed side window and rear door.

## Bedroom 1 - 4.29m x 3.45m (14'1" x 11'4")

Upvc double glazed window, walk in wardrobe.

## Bedroom 2 - 3.45m x 2.69m (11'4" x 8'10")

Upvc double glazed window.

## Bathroom - 1.75m x 2.18m (5'9" x 7'2")

Upvc double glazed window. White suite including P panelled bath with mixer tap and shower attachment, shower screen, vanity wash hand basin, cupboard below. Low level WC, extensively tiled walls, chrome towel rail/ radiator. Extractor.

## Outside

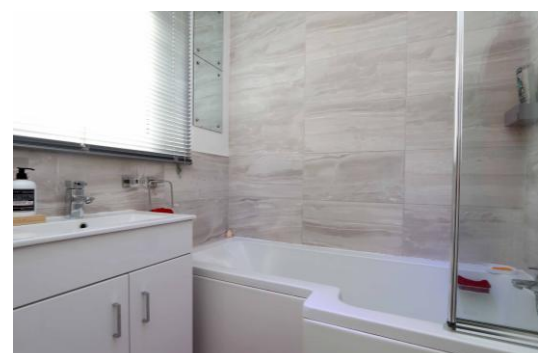
Established gardens to front and rear, the front garden is extensively block paved and provides off road parking, a block paved driveway provides access to a brick built garage at the rear with up and over door. The rear garden enjoys a southerly aspect and has paved patio, loose stone garden area, concealed AstroTurf sitting area.

## Council Tax

Sefton MBC band C.

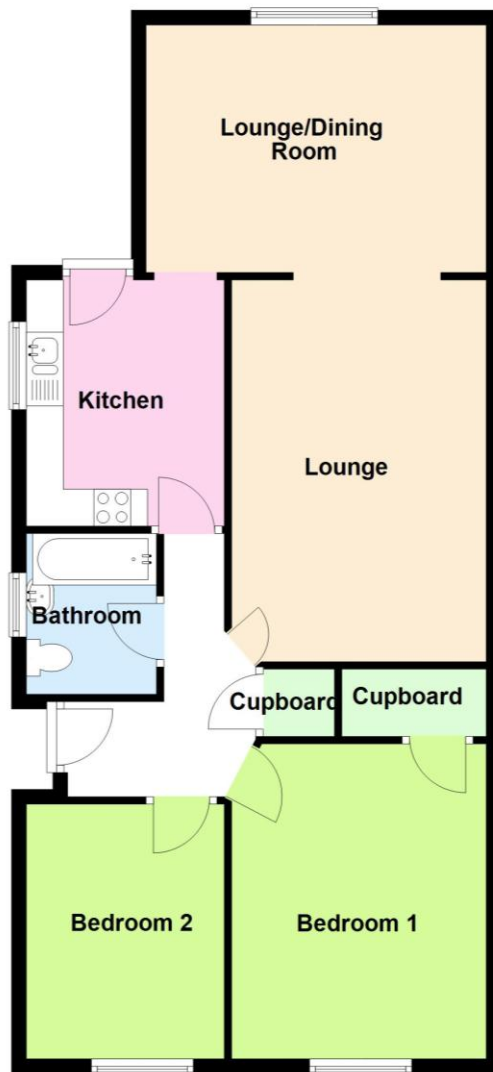
## Tenure

Freehold.





### Ground Floor



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