



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

£240,000 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

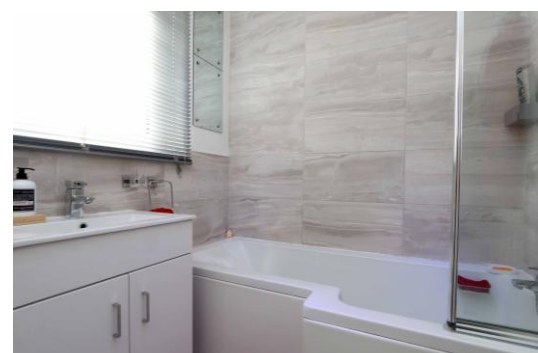
Established gardens to front and rear, the front garden is extensively block paved and provides off road parking, a block paved driveway provides access to a brick built garage at the rear with up and over door. The rear garden enjoys a southerly aspect and has paved patio, loose stone garden area, concealed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

Council Tax

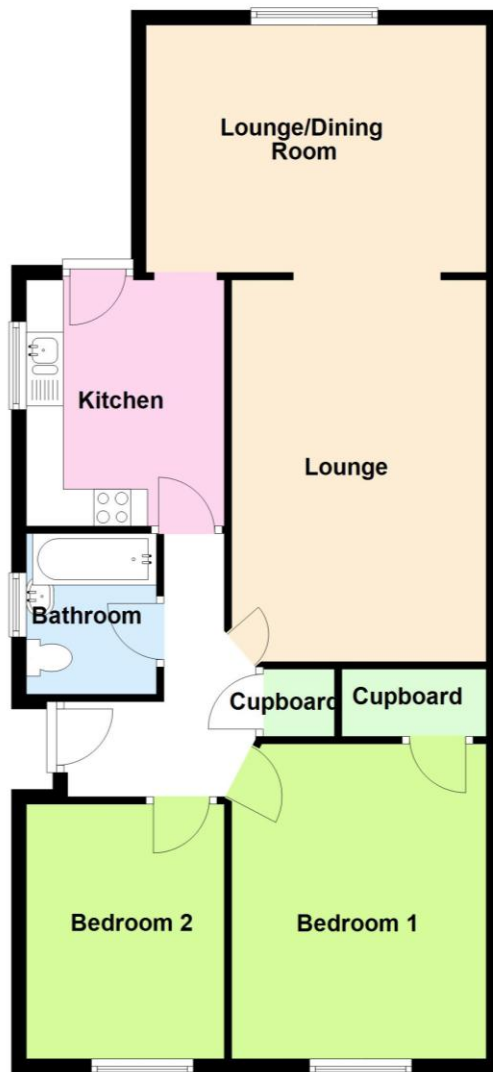
Sefton MBC band C.

Tenure

Freehold.



Ground Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.