



**162 Fylde Road
Marshside, PR9 9XY, £270,000
'Subject to Contract'**

Chris Tinsley Estate Agents are proud to present this 'Howard Built', 'Turnkey' true bungalow, modernised and much improved to the current owners very high and exacting specifications. Internally, the very well planned accommodation offers generous, accommodation which very briefly includes; Entrance hall leading to main living room and modern dining kitchen including a number of built-in appliances, there are three bedrooms and a modern style shower room with WC. The gardens are very well presented with off road parking, and access to a garage. The property is situated in a popular and established location, convenient for local bus services providing access to Churchtown Village and Southport Town Centre. Marshside Nature Reserve is also in the vicinity together with convenient access to local Doctors Surgeries, Pharmacy and Supermarket. No Chain Delay.

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Southport's Estate Agent

Side Enclosed Entrance Vestibule

Upvc double glazed double outer doors and tiled flooring. Upvc double glazed inner door with opaque side inserts lead to...

Entrance Hall

Woodgrain laminate style flooring, built in cupboard with hanging space and shelving, woodgrain laminate style flooring and loft access via dropdown ladder which we understand to be partially boarded for storage. A number of oak internal doors lead to...

Bedroom 1 - 3.78m x 3.33m (12'5" x 10'11")

Double bedroom with Upvc double glazed window.

Bedroom 2 - 3.3m x 2.87m (10'10" x 9'5")

Double bedroom with Upvc double glazed window.

Bedroom 3 - 2.36m x 2.87m (7'9" x 9'5")

Upvc double glazed window.

Shower Room - 1.78m x 2.06m (5'10" x 6'9")

Upvc double glazed window with three piece modern white suite comprising of low level WC, pedestal wash hand basin with mixer tap and entry level shower enclosure with glazed shower screen and plumbed in overhead shower with hand held shower attachment. Tiled walls and flooring.

Rear Lounge - 5.36m x 3.33m (17'7" x 10'11" into recess)

Upvc double glazed French double doors with side screens lead to enclosed garden and patio area at the rear. Fire surround to chimney breast and woodgrain flooring continues with oak internal door leading to...

Dining Kitchen - 6.55m x 2.87m (21'6" x 9'5")

Two Upvc double glazed windows to both side and overlooking rear of property. Dining area open plan to kitchen, woodgrain laminate style flooring and cream shaker style base units including cupboards and drawers with wall cupboards and working surfaces incorporating breakfast bar and one and half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring gas hob with funnel style extractor over and space is available for free standing fridge freezer with further plumbing for washing machine. Part wall tiling, wall mounted 'Worcester' gas central heating boiler system and Upvc double glazed door leading to rear.

Outside

Off road parking to front via flagged driveway arranged for ease of maintenance with raised borders and loose slate feature with plants, shrubs and bushes. The enclosed rear garden comprises predominantly of crazy paved side patio seating area and established laid to lawn with garden pergola all walled and fenced with borders well stocked with a variety of plants, shrubs and trees, not directly overlooked including separate access to a garage measuring 17' x 9'4" with electric, light and power.

Council Tax

Sefton MBC band C.

Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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