



**2e Truro Avenue  
Marshside, PR9 9RT £190,000  
'Subject to Contract'**

Nestled in an enviable position on Truro Avenue, this charming two-bedroom semi-detached home is a perfect haven for first-time buyers and families alike. Literally backing onto the serene Marshside Nature Reserve, the property boasts breath-taking views stretching out to the Fylde coast and even the distant Lake District. It's an ideal spot for dog walking, bird enthusiast and family adventures, all enjoying nature right on your doorstep. Inside, the home has been thoughtfully modernised throughout. The inviting living room flows seamlessly into a dining area, leading to a contemporary kitchen that overlooks a generous garden with those stunning rear views. Upstairs, you'll find two double bedrooms and a sleek, modern-style bathroom with WC. Outside, there's ample off-road parking for multiple vehicles, and the convenience of nearby doctors, schools, a renowned chip shop, supermarkets, and easy bus links to Southport town centre. In short, this is a rare opportunity in a prime location. Early viewing is definitely advised!

## Entrance Porch

UPVC double glazed outer door and further UPVC double glazed windows leads to Entrance Porch. Woodgrain laminate style flooring, built in base units also housing metres. Useful hanging space to one wall and inner door leads to...



## Living Room/Dining Area - 5.28m x 3.91m (17'4" overall measurements x 12'10")

UPVC double glazed window to front of property, wall light points, turn stairs lead to first floor with handrail, spindles and newel post. Open plan living area to dining space with inner door leading to...



## Kitchen - 3.91m x 2.74m (12'10" x 9'0" overall measurements)

UPVC double glazed window and door overlooks and provides access to enclosed garden at the rear. Kitchen arranged in a modern shaker style with a range of built in base units including cupboards and drawers. Working surfaces include one and half bowl sink unit with mixer tap and drainer. Wall mounted 'Main' combination style central heating boiler system. Plumbing is available for washing machine, space for free standing fridge freezer, space for tumble dryer and integral appliances including electric oven and four ring ceramic style hob. Partial wall tiling and tiled flooring.



## First Floor

First floor landing with loft access.

## Bedroom 1 - 2.82m x 3.94m (9'3" x 12'11")

UPVC double glazed window.



## Bedroom 2 - 2.74m x 3.94m (9'0" x 12'11" to rear of wardrobes)

UPVC double glazed window overlooks rear of property providing unrivalled views over Marshside Nature Reserve and out to the Fylde Coast. The bedroom also incorporates a built in cupboard over staircase and separate fitted wardrobe with hanging space and shelving.



## Bathroom/WC - 2.84m x 1.47m (9'4" x 4'10")

Opaque UPVC double glazed window, three piece modern white suite incorporates low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Tiled effect vinyl covered flooring and partial wall tiling.

## Outside

The property occupies an enviable position with orientation backing onto Marshside Nature Reserve. Driveway access to front provides off road parking for numerous vehicles with laid to lawn and established borders, well stocked with a variety of plants, shrubs and trees. The enclosed rear garden is generous in size and not directly overlooked with laid to lawn and decked terrace.



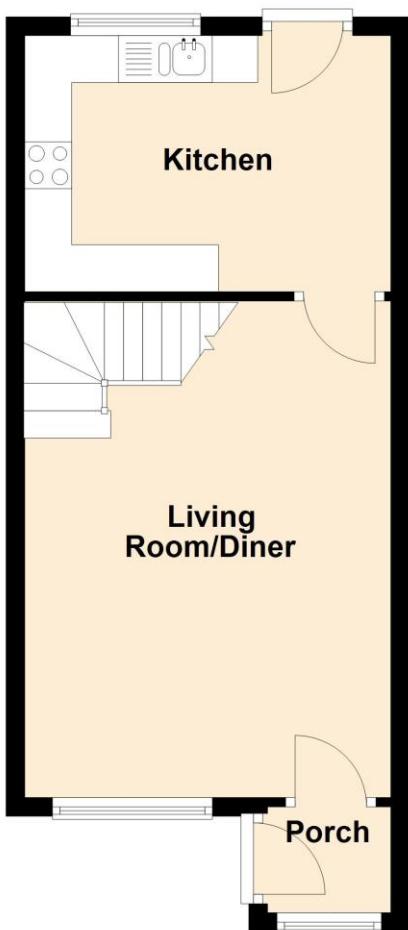
## Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

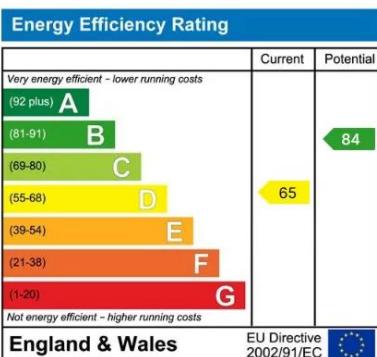
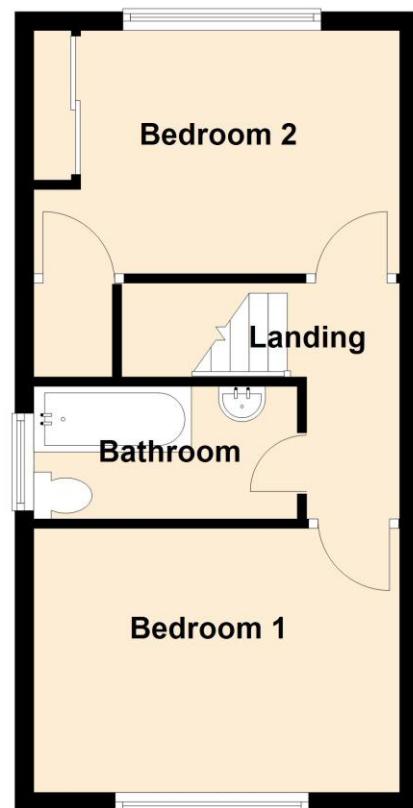
## Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

## Ground Floor



## First 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.