



-  Detached Bungalow
-  Two Double Bedrooms (Formerly Three)
-  Modern Fitted Kitchen

-  Wet Room
-  Garage & Parking
-  Low Maintenance Gardens

Price: £225,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Located in the popular residential area of Marshside, this well proportioned detached bungalow offers attractively planned accommodation installed with gas central heating and upvc double glazing and is worthy of an early internal inspection.

The bungalow is installed with gas central heating and upvc double glazing and briefly comprises Entrance Vestibule, Hall, Lounge/Dining Room, modern fitted Kitchen, two double Bedrooms and Wet Room. The property was originally constructed as three bedrooms and could readily be reinstated as such by a buyer.

Outside there are garden areas to the front and rear of the property which have been mainly paved for ease of maintenance, the front incorporating a driveway and leads to the Garage.

Kingston Crescent is located off Ferryside Lane and then Fylde Road which, in turn, runs off Preston New Road where there are public transport facilities to the town centre. Churchtown Shopping Village is readily accessible and there are local shops at Fylde Road.



Entrance Vestibule

Hall

Lounge/Dining Room - 6.17m x 3.4m (20'3" x 11'2")

Kitchen - 2.79m x 2.41m (9'2" x 7'11")

Bedroom 1 - 5.94m x 2.54m (19'6" x 8'4")

Bedroom 2 - 3.53m x 2.69m (11'7" x 8'10")

Wet Room - 2.03m x 1.68m (6'8" x 5'6")

Outside: There are garden areas to the front and rear of the property which have been mainly paved for ease of maintenance, the front incorporating a driveway and leads to the **Garage**.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: Leasehold with 943 years remaining of the 999 year term and a fixed annual ground rent of £17.50

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

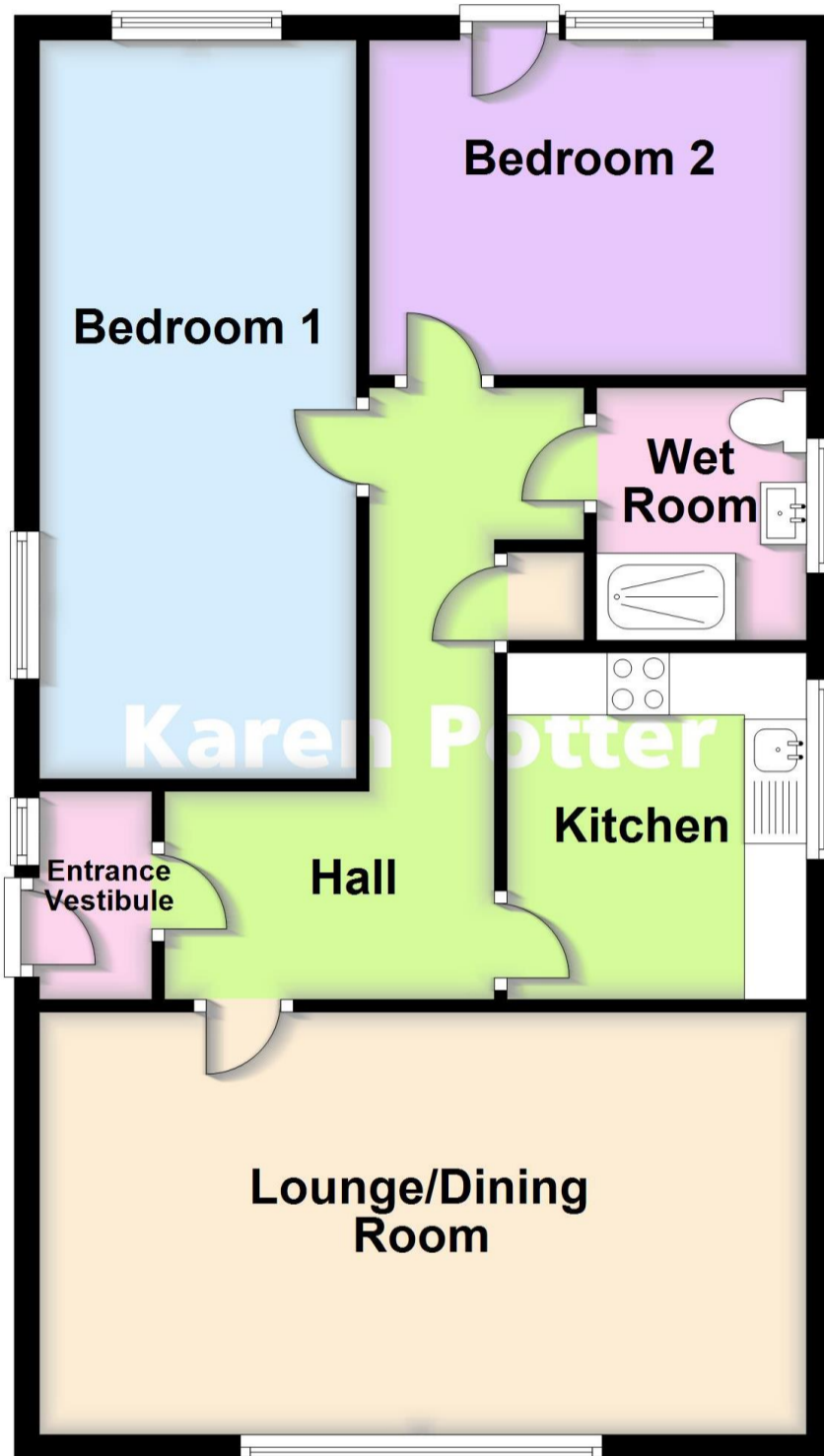
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



AWAITING EPC

Total area: approx. 69.3 sq. metres (745.6 sq. feet)

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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