



-  Detached Bungalow
-  Three Bedrooms
-  Modern Kitchen & Bathroom

-  Gardens, Garage & Parking
-  No Chain
-  Inspection Recommended

Price £275,000: Subject to Contract

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





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

Offered for sale with no onward chain, the well planned accommodation briefly comprises: Entrance Hall, Living Room, modern fitted Kitchen, three Bedrooms and Bathroom.

Outside, the lawned front garden has paved driveway to provide off road parking and gives access down the side of the property to a detached garage. The rear garden has paved patio area leading to shaped lawn with mature borders.

Garstang Road is located off Fylde Road where there are local shops and public transport facilities to the town centre. Churchtown Shopping Village is readily accessible.



Hall

Living Room - 4.72m x 3.68m (15'6" x 12'1")

Inner Hallway

Kitchen - 3.25m x 2.72m (10'8" x 8'11")

Bedroom 1 - 3.25m x 3.18m (10'8" x 10'5")

Bedroom 2 - 3.35m x 2.69m (11'0" x 8'10")

Bedroom 3 - 3.56m x 2.24m (11'8" x 7'4")

Bathroom - 2.72m x 2.24m (8'11" x 7'4")

Outside: The lawned front garden has paved driveway to provide off road parking and gives access down the side of the property to a detached garage. The rear garden has paved patio area leading to shaped lawn with mature borders.

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

Tenure: Freehold

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>

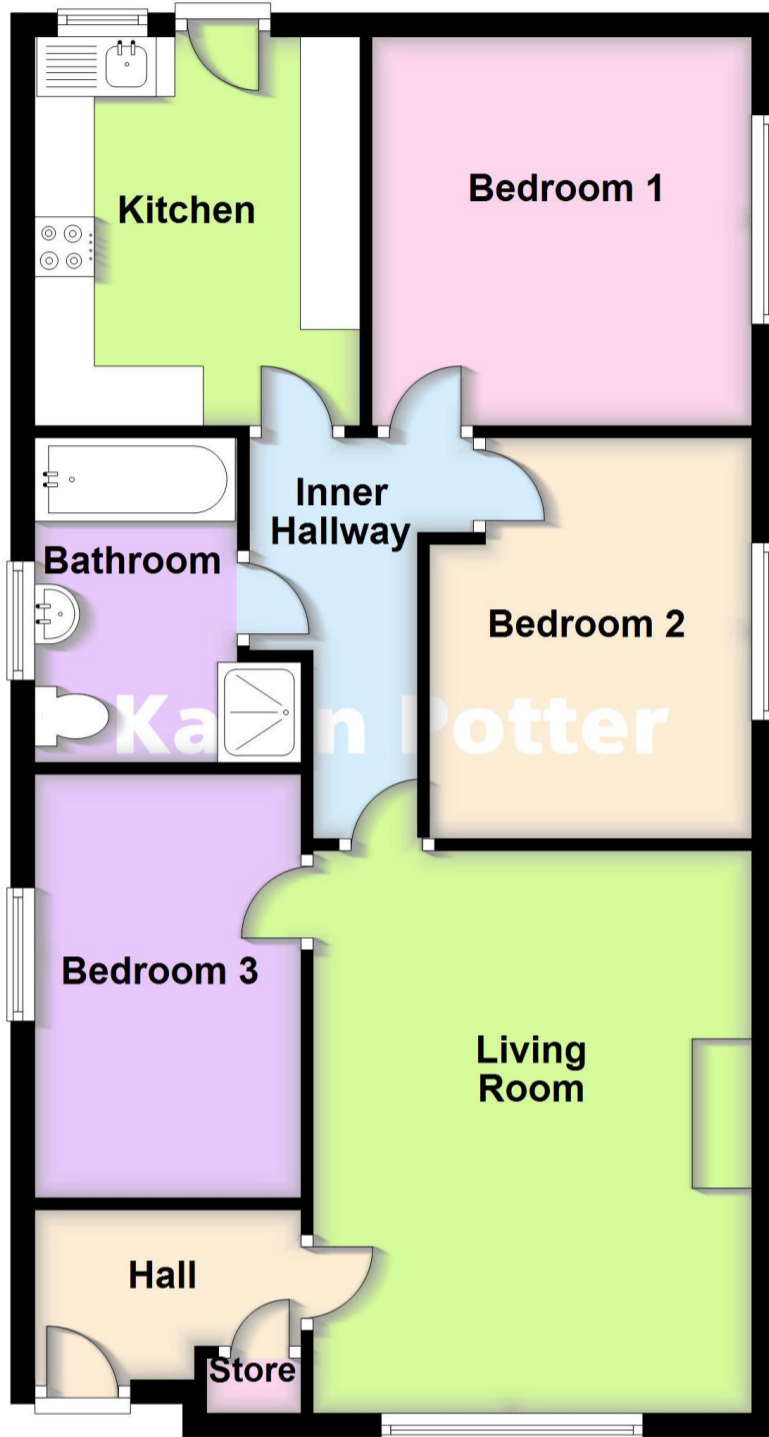
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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