



-  Detached Bungalow
-  Two Bedrooms
-  Some General Updating Required

-  South Facing Rear Garden
-  Garage & Parking
-  Cul De Sac Position

**Price: £225,000** Subject to Contract

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





Occupying a cul de sac position in Marshside, this two bedroom detached bungalow with south facing rear garden is offered for sale with no onward chain and would benefit from a programme of general updating.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Conservatory, fitted Kitchen, two Bedrooms and Bathroom/WC.

Outside, the bungalow stands in low maintenance gardens, the front providing driveway for off road parking, the rear being south facing, paved with established borders, timber summer house, greenhouse and single detached garage.

Elswick Green is a continuation of Elswick Road off Marshside Road. Local shops and amenities are situated on Fylde Road with Churchtown village also readily accessible.



### Hall

**Living Room** - 5.03m x 2.97m (16'6" x 9'9")

**Conservatory** - 2.64m x 2.51m (8'8" x 8'3")

**Kitchen** - 2.97m x 2.39m (9'9" x 7'10")

**Bedroom 1** - 4.19m overall x 2.97m (13'9" x 9'9")

**Bedroom 2** - 3.18m x 2.39m (10'5" x 7'10")

**Bathroom** - 2.39m x 1.65m (7'10" x 5'5")

**Outside:** The bungalow stands in low maintenance gardens, the front providing driveway for off road parking, the rear being south facing, paved with established borders, timber summer house, greenhouse and single detached garage.

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

**Tenure:** Freehold

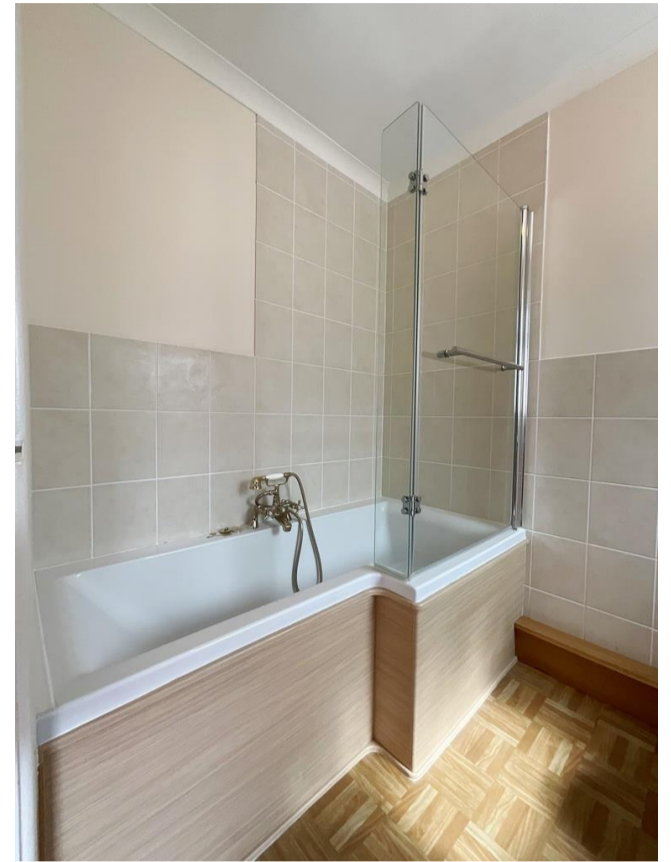
**Mobile Phone:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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**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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Total area: approx. 57.5 sq. metres (618.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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