



-  Semi Detached Bungalow
-  Extended & Modernised
-  Two Double Bedrooms

-  Modern Fitted Kitchen
-  Conservatory
-  No Chain

Price: £240,000 Subject to Contract

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





Located in the popular residential area of Marshside, this beautifully presented, semi-detached bungalow has been extended and comprehensively improved by the current owner and must be viewed to be fully appreciated.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Porch, Hall, Lounge/Dining Room, extended modern fitted Kitchen, two double Bedrooms and Shower Room.

Outside, the front is paved to provide off road parking with twin timber gates giving pedestrian access to a detached garage which provides excellent storage. The landscaped rear garden is arranged for ease of maintenance being extensive laid with Indian stone with mature shrub 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.



Porch

Hall

Lounge/Dining Room - 5.79m overall x 3.58m (19'0" x 11'9")

Conservatory - 6.2m x 2.97m (20'4" x 9'9")

Bedroom 1 - 4.24m x 3.58m (13'11" x 11'9")

Bedroom 2 - 3.35m x 2.39m (11'0" x 7'10")

Shower Room - 2.16m x 1.83m (7'1" x 6'0")

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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. 88.9 sq. metres (957.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Total area: approx. 88.9 sq. metres (957.2 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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