



-  Detached Bungalow
-  Three Bedroom – One En-Suite
-  Conservatory

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

Price: £220,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well planned, detached bungalow positioned on a quiet cul de sac in Marshside.

The gas centrally heated and upvc double glazed accommodation would benefit from a programme of general updating and briefly comprises: Entrance Vestibule, Hall, Front Living Room, Fitted Kitchen, three Bedrooms (Bedroom 1 with En-Suite Shower Room), Conservatory and Bathroom.

There are low maintenance gardens to front and rear, the rear being south facing, with driveway and carport to the side leading to a Garage.

Primrose Close is located off Kingston Crescent which runs off Ferryside Lane and Fylde Road where there are public transport facilities to the town centre. Churchtown village is also readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.93m x 3.28m (16'2" x 10'9")

Kitchen - 3.43m x 2.77m (11'3" x 9'1")

Bedroom 1 - 3.28m x 3.28m (10'9" x 10'9")

En-Suite - 2.36m x 0.91m (7'9" x 3'0")

Conservatory - 2.74m x 2.18m (9'0" x 7'2")

Bedroom 2 - 4.04m x 2.77m (13'3" x 9'1")

Bedroom 3 - 2.77m x 2.11m (9'1" x 6'11")

Bathroom - 2.36m x 2.11m (7'9" x 6'11")

Outside: There are low maintenance gardens to front and rear, the rear being south facing, with driveway and carport to the side leading to a Garage.

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

Tenure: Freehold

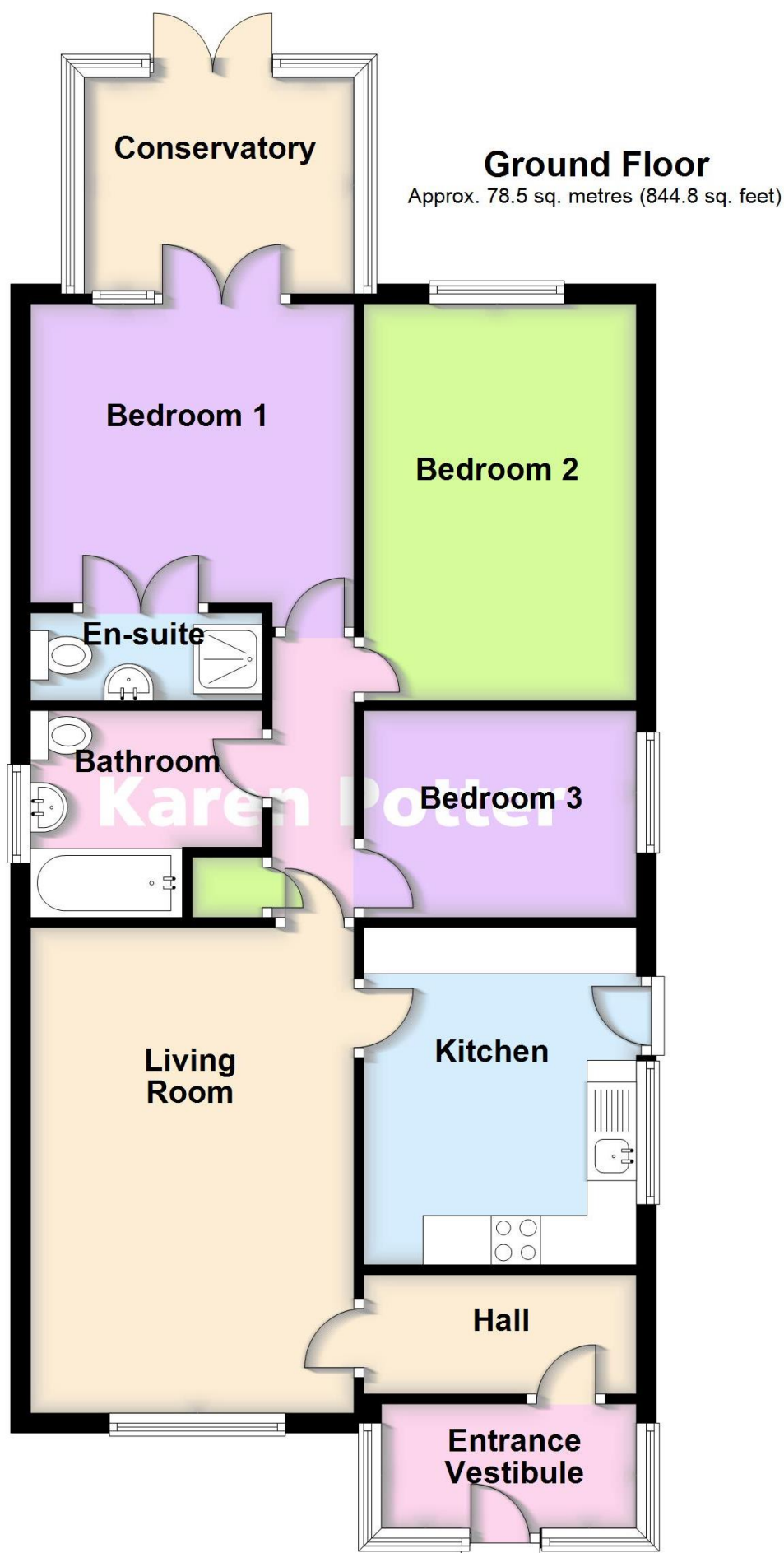
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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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. 78.5 sq. metres (844.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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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