



-  Detached Bungalow
-  Three Bedrooms
-  Spacious Living Accommodation

-  Garage & Parking
-  Inspection Highly Recommended
-  No Chain

**Price: £220,000**

Subject to Contract

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







Located in the popular residential area of Marshside, this deceptively spacious detached bungalow, backing onto the Fleetwood Hesketh Sports & Social Club.

Offered for sale with no onward chain, the bungalow is installed with gas central heating, upvc double glazing and briefly comprises: Entrance Hall, Living Room, Conservatory, Kitchen, three Bedrooms and Bathroom.

Outside, there are mature gardens to the front and rear of the property, the front incorporating a driveway and leads to the Garage. The rear garden is a particular feature being private, and arranged with paved patio, shaped lawn, established borders and backing onto the Fleetwood Hesketh Sports & Social Club.

Freckleton Road is a turning off Garstang Road which links with Marshside Road. There are local shops and amenities at Fylde Road, with Churchtown Village also readily accessible.





## Hall

**Bedroom 1** - 4.19m x 2.81m (13'8" x 9'2")

**Bedroom 2** - 3.26m x 2.7m (10'8" x 8'10")

**Living Room** - 5.79m x 3.26m (18'11" x 10'8")

**Conservatory** - 4.22m x 2.49m (13'10" x 8'2")

**Bedroom 3** - 3.57m x 3.43m (11'8" x 11'3") including door recess

**Kitchen** - 2.85m x 2.47m (9'4" x 8'1")

**Bathroom** - 2.47m x 1.75m (8'1" x 5'8")

**Garage** - 4.82m x 2.5m (15'9" x 8'2")

## Outside

Outside, there are mature gardens to the front and rear of the property, the front incorporating a driveway and leads to the Garage. The rear garden is a particular feature being private, and arranged with paved patio, shaped lawn, established borders and backing onto the Fleetwood Hesketh Sports & Social Club.

## 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>

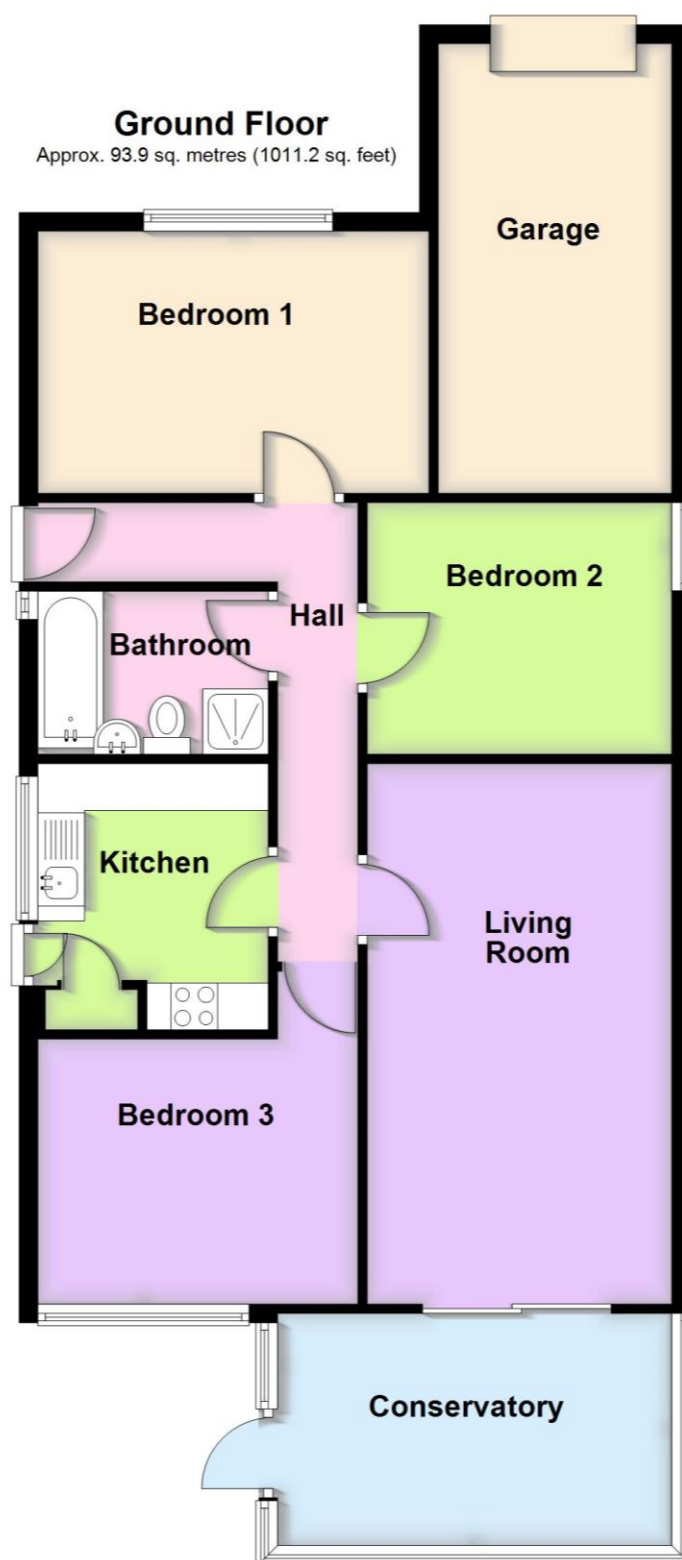
## NB:

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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Total area: approx. 93.9 sq. metres (1011.2 sq. feet)

## EPC AWAITED

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.



**5 Hill Street, Southport**  
**PR9 0NW**

**01704 500 008**  
**[www.karenpotter.co.uk](http://www.karenpotter.co.uk)**