



-  Detached Bungalow
-  Three Bedrooms
-  Conservatory

-  Modern Kitchen & Shower Room
-  Gardens, Garage & Parking
-  No Chain

Price: £249,950 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 briefly comprises: Entrance Vestibule, Hall, Front Living Room, Fitted Kitchen, three Bedrooms (Bedroom 2 used as a Dining Room) Conservatory and modern Shower Room.

There are well presented, lawned gardens to front and rear, the rear being private, with driveway 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.



Entrance Vestibule

Hall

Living Room - 6.22m x 3.35m (20'5" x 11'0")

Kitchen - 2.84m x 2.57m (9'4" x 8'5")

Bedroom 1 - 3.56m x 3.07m (11'8" x 10'1")

Bedroom 2 - 3.05m x 2.77m (10'0" x 9'1")

Conservatory - 3.66m x 3.05m (12'0" x 10'0")

Bedroom 3 - 2.54m x 2.26m (8'4" x 7'5")

Shower Room - 1.93m x 1.91m (6'4" x 6'3")

Outside: The bungalow stands in mature, well kept gardens, the front having lawn and established borders, with paved driveway providing off road parking and leads to the garage. The rear garden has paved patio, shaped lawn and well stocked, established borders.

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

Tenure: Leasehold for a residue term of 999 years from 1st January 1969 with a fixed annual ground rent of £17.50

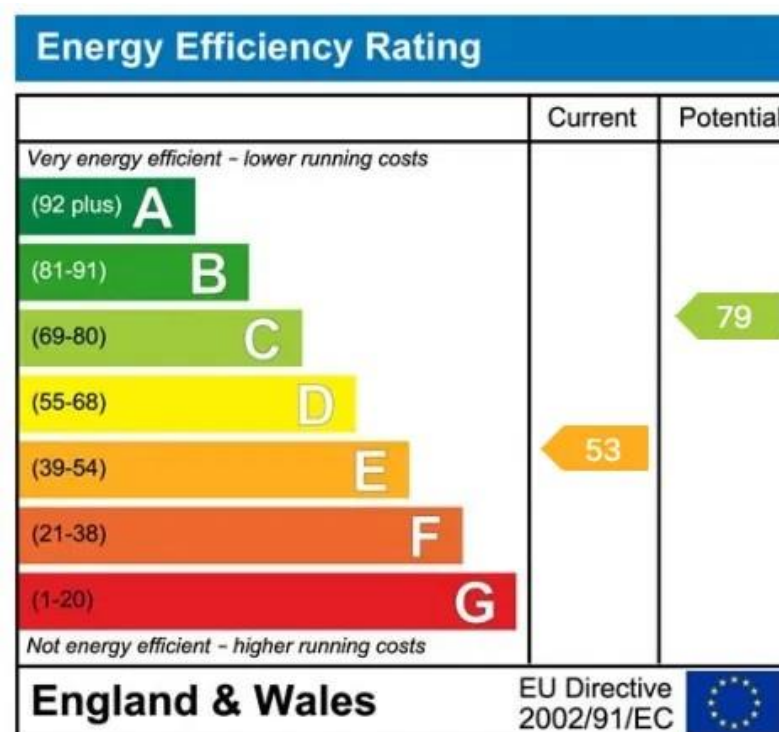
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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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. 80.9 sq. metres (870.5 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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