



**Lytham Road,
Southport, PR9 9TZ**
Price: £205,000 Subject to Contract

This well presented, semi detached house of the 'front doors together' style is located in a popular residential area of Marshside and an early inspection is highly recommended.

The gas centrally heated and double glazed accommodation is arranged across two floors, briefly comprising: Entrance Vestibule, Hall, Living Room, Dining Room and fitted Kitchen to the ground floor with two double Bedrooms, a single Bedroom and Bathroom on the first floor.

Outside, the front is block paved to provide off road parking whilst the rear garden is a particular feature, south easterly in aspect, with paved patio, extensive lawn and ornamental pond.

Lytham Road forms part of an established residential area, located off Marshside Road which leads towards Churchtown Village. There are a number of primary and secondary schools within the vicinity.

Ground Floor:**Entrance Vestibule****Hall**

Living Room - 3.71m x 3.35m (12'2" into bay x 11'0")

Dining Room - 4.22m x 3.35m (13'10" max x 11'0")

Kitchen - 3.63m x 2.74m (11'11" x 9'0")

Store**First Floor:****Landing**

Bedroom 1 - 4.32m x 3.33m (14'2" x 10'11")

Bedroom 2 - 4.17m x 2.54m (13'8" max x 8'4")

Bedroom 3 - 2.74m x 1.42m (9'0" x 4'8") plus door recess

Bathroom - 2.11m x 1.8m (6'11" x 5'11")

Outside:

The front is block paved to provide off road parking whilst the rear garden is a particular feature, south easterly in aspect, with paved patio, extensive lawn and ornamental pond.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

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:

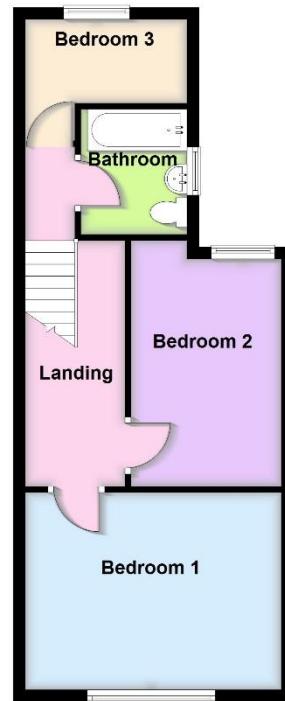
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.



Ground Floor
Approx. 42.8 sq. metres (460.4 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	