





Located in the popular residential area of Marshside, this well proportioned detached bungalow offers attractively planned accommodation installed with gas central heating and upvc double glazing and is worthy of an early internal inspection.

The bungalow is installed with gas central heating and uPVC double glazing and briefly comprises Hall, Living Room, Dining Room, fitted Kitchen, two double Bedrooms, Conservatory and Shower Room.

Outside, there are landscaped garden areas to the front and rear of the property which have been mainly paved for ease of maintenance, the front incorporating a driveway and leads to the Garage.

Kingston Crescent is located off Ferryside Lane and then Fylde Road which, in turn, runs off Preston New Road where there are public transport facilities to the town centre. Churchtown Village is readily accessible and there are local shops at Fylde Road.



Ground Floor
Approx. 88.3 sq. metres (950.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.88m x 3.33m (16'0" x 10'11")

Kitchen - 3.58m x 2.69m (11'9" x 8'10")

Dining Room - 2.95m x 2.06m (9'8" x 6'9")

Shower Room - 2.16m x 2.06m (7'1" x 6'9")

Bedroom 1 - 4.11m x 2.95m (13'6" x 9'8")

Bedroom 2 - 4.11m x 3.07m (13'6" max x 10'1")

Conservatory - 2.92m x 2.34m (9'7" x 7'8")

Garage - 4.95m x 2.59m (16'3" x 8'6")

Outside:

There are landscaped garden areas to the front and rear of the property which have been mainly paved for ease of maintenance, the front incorporating a driveway and leads to the Garage.

Council Tax:

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

Tenure:

Leasehold- lease expiry- 1/1/2968 (942 years), ground rent £12 per annum

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>

Council Tax: Enquiries of the local authority website indicates the tax band as "C".

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

© 2025 All Rights Reserved