

£250,000

Subject to contract





Comprehensively modernised by the current owners, this extended, three bedroom semi detached bungalow with garage and mature gardens is located in a popular residential area of Marshside and an early inspection is recommended.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Porch, Hall, Lounge/Dining Room with bi-folding doors to rear garden, modern fitted Kitchen, three Bedrooms, Bathroom and WC. Outside, there is a small lawned garden to the front with extensive paved driveway providing off road parking and leading to the single garage. The rear garden is a good size with patio area leading to shaped lawn and established borders.

Hornby Road is located off Garstang Road which, in turn, is located off Fylde Road where there are local shops and public transport facilities to the town centre. Churchtown Village and the beach are also readily accessible.



Ground Floor

Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)



Ground Floor:

Porch

Hall

Kitchen - 3.61m x 2.39m (11'10" x 7'10")

Pantry - 1.19m x 0.38m (3'11" x 1'3")

Lounge/ Dining Room - 5.21m x 3.35m (17'1" x 11'0")

Store

Bathroom - 1.75m x 1.57m (5'9" plus recess x 5'2")

WC - 2.49m x 0.86m (8'2" x 2'10")

Bedroom 1 - 3.56m x 3.4m (11'8" x 11'2")

Bedroom 2 - 3.61m x 2.59m (11'10" x 8'6")

Bedroom 3 - 5.21m x 2.67m (17'1" x 8'9" max)

Outside:

There is a small lawned garden to the front with extensive paved driveway providing off road parking and leading to the single garage. The rear garden is a good size with patio area leading to shaped lawn and established borders.

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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