



Hornby Road, Marshside, Southport PR9 9XN

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.



Price: £250,000 Subject to Contract

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.