

£200,000

Subject to contract







Offered for sale with no onward chain, this well planned, semi detached house with private rear garden is located in a popular residential area of Marshside.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Shower Room to the first. Outside, a paved driveway provides off road parking leading to the garage.

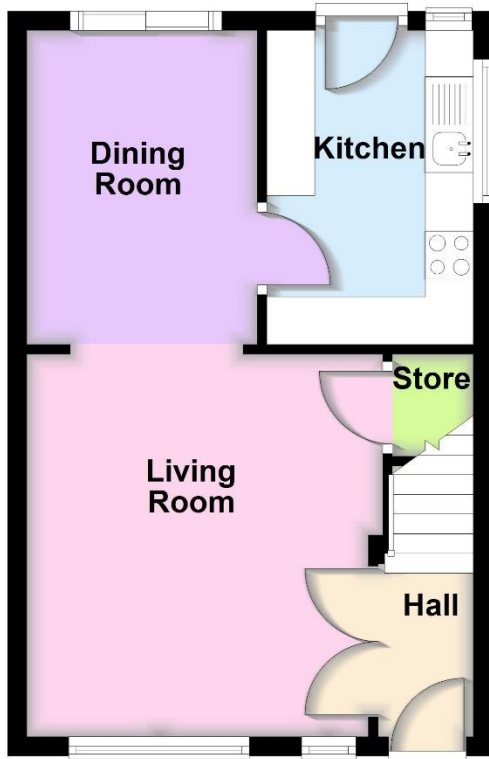
The rear garden offers a sunny aspect and is arranged with paved patio, shaped lawn and established borders.

Seaton Way is located off Garstang Road which runs off Fylde Road, where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Village are readily accessible together with a number of primary and secondary schools.



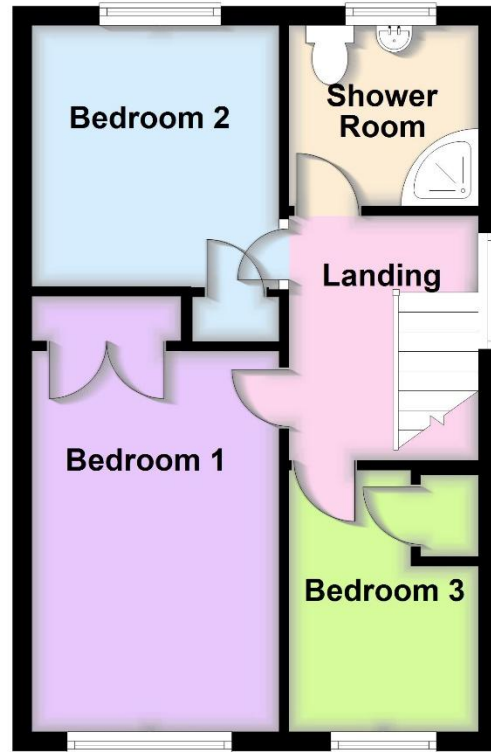
## Ground Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.8 sq. feet)



Ground Floor:

Hall

Living Room - 3.99m x 3.71m overall (13'1" x 12'2")

Dining Room - 3.28m x 2.41m (10'9" x 7'11")

Kitchen - 3.28m x 2.16m (10'9" x 7'1")

First Floor:

Landing

Bedroom 1 - 3.96m plus wardrobes x 2.59m (13'0" x 8'6")

Bedroom 2 - 2.77m x 2.72m (9'1" x 8'11")

Bedroom 3 - 2.74m x 1.98m (9'0" x 6'6")

Shower Room - 1.98m x 1.88m (6'6" x 6'2")

Outside: A paved driveway provides off road parking leading to the garage. The rear garden offers a sunny aspect and is arranged with paved patio, 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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