



Totnes Drive,
Marshside, Southport, PR9 9GH
Price: £200,000 Subject to Contract

Located in a popular residential area, this well proportioned semi-detached bungalow offers attractively planned accommodation installed with gas central heating and upvc double glazing is well worthy of an early viewing.

Positioned at the head of a quiet cul-de-sac, the property briefly comprises: Hall, Front Lounge-Dining Room, Kitchen, two Bedrooms and Wet Room.

Outside there are gardens to the front and rear, the front incorporating a driveway leading to the garage. The rear garden is a good size, arranged with shaped lawn and well stocked established borders.

Totnes Drive is accessed via Seaton Way, well placed for accessing the shops and amenities of Fylde Road with public transport facilities to the town centre. Churchtown Village is also readily accessible.



Ground Floor:**Hall**

Lounge/ Dining Room - 4.95m x 3.66m (16'3" x 12'0")

Kitchen - 3.45m x 2.24m (11'4" x 7'4")

Inner Hall

Bedroom 1 - 4.57m x 2.79m (15'0" max x 9'2")

Bedroom 2 - 3.1m x 2.64m (10'2" x 8'8")

Wet Room - 1.83m x 1.83m (6'0" x 6'0")

Store**Outside:**

There are gardens to the front and rear, the front incorporating a driveway leading to the garage. The rear garden is a good size, arranged with shaped lawn and well stocked 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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Ground Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

AWAITING EPC