



Fylde Road,
Southport, PR9 9XL

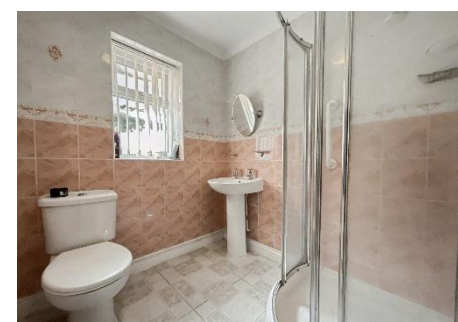
Price: £230,000 Subject to Contract

AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this deceptively spacious, detached bungalow which offers pleasantly proportioned accommodation in a popular residential area of Marshside.

Gas centrally heated and double glazed throughout, the bungalow is offered for sale with no onward chain and briefly comprises: Hall, Rear Living Room, Kitchen, Conservatory, two double Bedrooms with fitted wardrobes, a third Bedroom and Shower Room.

The bungalow stands in low maintenance gardens to the front and rear, the front incorporating paved driveway leading to a Garage measuring 5.00m (16'5") x 2.36m (7'9"), the rear garden arranged with paved patio and synthetic lawn with a detached workshop measuring 6.51m (21'4") x 2.38m (7'10") with power and light connected.

There are local shops on Fylde Road whilst the amenities of Crossens and Churchtown villages are readily accessible.



Ground Floor:

Hall

Lounge/ Dining Room - 5.61m x 3.28m (18'5" x 10'9")

Kitchen - 2.84m x 2.44m (9'4" x 8'0")

Conservatory - 6.5m x 2.41m (21'4" x 7'11")

Bedroom 1 - 4.52m x 2.97m (14'10" x 9'9")

Bedroom 2 - 3.28m x 2.82m (10'9" x 9'3")

Bedroom 3 - 3.61m x 2.67m (11'10" x 8'9")

Shower Room - 1.85m x 1.8m (6'1" plus recess x 5'11")

Workshop - 6.5m x 2.39m (21'4" x 7'10")

Garage - 5m x 2.36m (16'5" x 7'9")



Outside:

The bungalow stands in low maintenance gardens to the front and rear, the front incorporating paved driveway leading to a Garage measuring 5.00m (16'5") x 2.36m (7'9"), the rear garden arranged with paved patio and synthetic lawn with a detached workshop measuring 6.51m (21'4") x 2.38m (7'10") with power and light connected.

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. 116.5 sq. metres (1254.1 sq. feet)



Total area: approx. 116.5 sq. metres (1254.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	