



Shellfield Road, Marshside, Southport PR9 9UR



An early inspection is recommended of this beautifully presented, semi detached family home with extensive, south facing rear garden, occupying a much sought after location within easy reach of the shops schools and amenities of Marshside, Churchtown and Crossens.

Offered for sale with no onward chain, the uPVC double glazed and gas centrally heated accommodation is arranged over two floors and briefly comprises: Hall, Living Room, Dining Room, Sun Room, fitted Kitchen, Utility and Bathroom to the ground floor with three Bedrooms to the first floor.

Outside, a paved driveway provides off road parking to the front whilst the south facing rear garden is arranged with paved patio, shaped lawn and well stocked, established borders.

Price: £240,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 3.38m x 3.25m (11'1" plus bay x 10'8")

Dining Room - 3.71m x 3.25m (12'2" x 10'8")

Sun Room - 3.61m x 1.63m (11'10" x 5'4")

Kitchen - 3.61m x 2.51m (11'10" x 8'3")

Pantry - 2.34m x 0.89m (7'8" x 2'11")

Utility - 2.51m x 0.94m (8'3" x 3'1")

Bathroom - 2.51m x 2.21m (8'3" x 7'3")

First Floor:

Landing

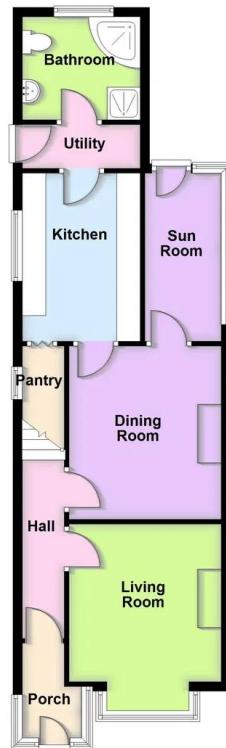
Bedroom 1 - 4.24m x 3.43m (13'11" x 11'3")

Bedroom 2 - 3.56m x 2.34m (11'8" x 7'8")

Bedroom 3 - 2.51m x 2.39m (8'3" x 7'10")

Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Outside:

A paved driveway provides off road parking to the front whilst the south facing rear garden is arranged with paved patio, 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

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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AWAITING EPC