



☆ NO CHAIN ☆

Glencoyne Drive, Marshside, Southport PR9 9TT

- 🏠 Detached House
- 🏠 Three Bedrooms
- 🏠 Through Lounge

- 🏠 Separate Dining Room
- 🏠 Gas Central Heating
- 🏠 Upvc Double Glazing

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this modern detached family house which is located in a popular residential area.

The property is installed with gas central heating and upvc double glazing, briefly comprising Hall, 22' Through Lounge, separate Front Dining Room and Kitchen to the ground floor with three Bedrooms (the principal fitted) and luxury Bathroom to the first floor.

Outside there are gardens to the front and rear, the front incorporating a feature driveway providing ample parking, the rear garden planned with lawn and borders.

Glencoyne Drive is located off Fylde Road where there are local shops and public transport facilities to the Town Centre. The many amenities of Churchtown Shopping Village are readily accessible.

**Price: £180,000** Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



## GROUND FLOOR:

**HALL** upvc double glazed entrance door and upvc double glazed window.

**THROUGH LOUNGE** 22' 4" x 11' 10" (6.81m x 3.61m) reducing to 8' 11" with fireplace housing living flame coal effect gas fire, coved ceiling, dado rail, upvc double glazed window to the front and double glazed sliding patio door to the rear.

**FRONT DINING ROOM** 16' 4" x 8' (4.98m x 2.44m) overall, laminate flooring, coved ceiling, points for wall lights, upvc double glazed window to the front.

**KITCHEN** 11' 2" x 7' 2" (3.4m x 2.18m) with upvc double glazed door and window to the rear garden, under stairs storage cupboard and additional fixture storage cupboard.

## FIRST FLOOR:

**LANDING** upvc double glazed window.

**FRONT BEDROOM 1** 12' 5" x 10' 8" (3.78m x 3.25m) including area housing fitted wardrobes with 6 doors, storage cupboards and drawers, upvc double glazed window, coved ceiling.

**REAR BEDROOM 2** 10' 8" x 10' 6" (3.25m x 3.2m) overall, built in storage cupboard housing Vaillant combi wall mounted gas central heating boiler, upvc double glazed window to the rear.

**FRONT BEDROOM 3** 9' 3" x 9' 6" (2.82m x 2.9m) upvc double glazed window, coved ceiling.

**LUXURY BATHROOM** 9' 4" x 7' 4" (2.84m x 2.24m) modern white suite comprising panelled bath, shower cubicle, pedestal wash basin, low level wc, upvc double glazed windows to the rear and side, tiled walls, tiled floor and flush fitting spot lights.



**OUTSIDE:** There are gardens to the front and rear of the property, the front incorporating a feature paved driveway providing ample parking and incorporating a stocked border. The rear garden is planned with lawn, borders, paved patio and garden shed.

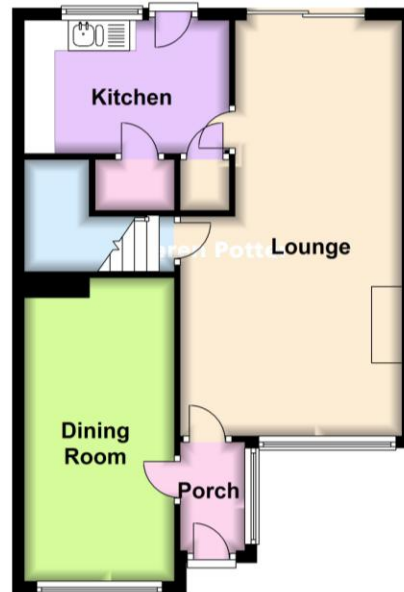
**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

**Tenure:** Yet to be formally verified.

**Please Note:** 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



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & 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. Details prepared 05/11/2015