



AI ENHANCED

*Chris Tinsley*

**22 Ferryside Lane  
Marshside, PR9 9YP £230,000  
'Subject to Contract'**

An early viewing is recommended to appreciate the accommodation offered by this semi-detached true bungalow. The centrally heated and double-glazed accommodation briefly includes, entrance hall, lounge, kitchen, inner hall leading to two bedrooms and a shower room with a conservatory off the second bedroom. There is off road parking, garage and established gardens to the front and rear. The bungalow is situated in an established residential location just off Fylde Road convenient for local facilities including supermarket, pharmacy and doctors' surgery and further facilities are found at Churchtown Village and Southport Town Centre.

**No chain delay!**

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*Southport's Estate Agent*

## Entrance Hall

Upvc outer door with double glazed and leaded insert. Useful cupboards.

## Lounge - 4.62m x 3.48m (15'2" x 11'5")

Upvc double glazed and leaded bow bay window. Electric coal effect fire and attractive surround and hearth.

## Kitchen - 2.26m x 3.18m (7'5" x 10'5")

Single drainer enamel sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, working surfaces, four ring 'Bosch' ceramic hob, 'Bosch' electric oven and grill below and cooker hood above. Plumbing for washing machine, recess for fridge freezer. Cupboard housing 'Vaillant' gas central heating boiler. Tiled floor and tiled walls. Upvc double glazed window and door with double glazed insert leading to the outside.

## Inner Hall

Useful cloak/ two storage cupboards. Access to the partially boarded loft.

## Bedroom 1 - 3.45m x 3.07m (11'4" x 10'1" into recess and to rear of wardrobes)

Recess for double bed, bedside pedestals, overhead storage cupboards and a range of built in wardrobes. Upvc double glazed window.

## Bedroom 2/ Sitting Room - 2.72m x 2.72m (8'11" x 8'11")

Upvc double glazed patio door and side screen leading to....

## Conservatory - 3.05m x 5.38m (10'0" x 17'8")

Laminate flooring, Upvc double glazed windows and double doors lead to the rear garden.

## Shower Room - 1.65m x 1.93m (5'5" x 6'4")

Corner entry shower enclosure with 'Mira' electric shower, pedestal wash hand basin, low level WC, tiled walls, Upvc double glazed window.

## Outside

The bungalow stands in established gardens to both the front and rear, to the front there is lawn, borders stocked with a variety of plants and shrubs. A driveway at the side leads to a precast garage installed with light and power supply. The enclosed rear garden has lawn, borders stocked with plants and shrubs.

## Council Tax

Sefton MBC band C.

## Tenure

Leasehold for 999 years from 1 January 1969 with a ground rent of £12.



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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