



## Ferryside Lane, Southport PR9 9FL

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this attractive semi-detached "Howard" built bungalow, which is located in a much sought after residential area of Marshside.

Offered for sale with no onward chain, the well planned property has been extended to the rear, is installed with gas central heating & uPVC double glazing and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, two Bedrooms and modern Bathroom. Outside, there are low maintenance gardens to the front and rear with a block paved driveway providing off road parking for a number of vehicles.

Ferryside Lane is a turning off Fylde Road, well placed for accessing the many amenities of both Crossens and Churchtown Villages with bus stops for Preston, Southport and Liverpool on the door step. The Botanical gardens, food stores such as the Co-op and Lidl, and a number of highly regarded schools are also within close proximity.



**Price: £250,000 Subject to Contract**

## Ground Floor:

### Hall

**Living Room** - 5.18m x 3.33m (17'0" x 10'11")

**Dining Room** - 4.34m x 2.44m (14'3" x 8'0")

**Kitchen** - 3.33m x 2.69m (10'11" x 8'10")

**Bedroom 1** - 4.32m x 3.33m (14'2" x 10'11")

**Bedroom 2** - 3.48m x 2.69m (11'5" x 8'10")

**Bathroom** - 2.18m x 1.68m (7'2" x 5'6")

### Store

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### Outside:

There are low maintenance gardens to the front and rear with a block paved driveway providing off road parking for a number of vehicles.

### 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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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.

**Ground Floor**  
Approx. 75.8 sq. metres (816.3 sq. feet)



**AWAITING EPC**