



Seacroft Crescent, Marshside, Southport PR9 9FR

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 is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Living Room, extended Kitchen/Dining Room, two Bedrooms and Shower Room.

Outside, there are mature gardens to the front and rear with a paved driveway providing off road parking.

Seacroft Crescent is located off Glencoyne Drive which, in turn, is located off Fylde Road where there are local shops and public transport facilities to the Town Centre.

Price: £250,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 5.56m x 3.3m (18'3" x 10'10")

Kitchen/ Dining Room - 5.79m x 2.9m (19'0" x 9'6" plus recess)

Bedroom 1 - 4.37m x 3.35m (14'4" x 11'0")

Bedroom 2 - 3.43m x 2.84m (11'3" x 9'4")

Shower Room - 2.21m x 1.91m (7'3" x 6'3")

Store

Store

Outside:

There are mature gardens to the front and rear with a paved driveway providing off road parking.

Tenure:

TBC

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.