



**15 Fylde Road
Marshside, PR9 9XH £289,000
'Subject to Contract'**

An early viewing is recommended to appreciate to extent of the accommodation offered by this semi detached, dormer style house. Installed with both gas central heating and Upvc double glazing the very deceptive accommodation briefly includes, enclosed vestibule, entrance hall, shower room, study/fourth bedroom, two lounges, sun lounge, kitchen, side porch and conservatory, on the first floor there are a further three bedrooms and a bathroom. There are established gardens to the front and rear, and off road parking. The property is situated in a popular and established residential location convenient for nearby Primary and Secondary schools together with the nearby facilities of Churchtown Village.

Enclosed Vestibule

Upvc outer door and side window with stained glass and leaded, double glazed inserts. Tiled floor, double glazed Upvc inner door and side window to...

Entrance Hall

Space panelled walls and plate rail.

Study/Bedroom 4 - 3.1m x 3.02m (10'2" x 9'11")

Woodgrain laminate flooring, Upvc double glazed window.

Shower Room - 1.78m x 2.74m (5'10" x 9'0")

White suite including vanity wash hand basin with cupboards and drawers below, illuminated vanity mirror with shelving, above. Low level WC, walk in shower enclosure with thermostatic shower. Part wall tiling, chrome towel rail/ radiator, two Upvc double glazed windows.

Lounge - 5.18m x 3.66m (17'0" x 12'0")

Upvc double glazed window, attractive fireplace with electric coal effect fire. Beamed ceiling, wall light points.

Rear Lounge - 4.83m x 3.66m (15'10" x 12'0")

Coal effect, stove style, electric fire with 'Minster' style fire surround. Useful storage cupboard below stairs. Glazed double doors lead to....

Sun Lounge - 2.13m x 3.15m (7'0" x 10'4")

Upvc double glazed windows overlooking the rear garden, double glazed lantern style roof with fitted blinds.

Kitchen - 3.78m x 3.02m (12'5" x 9'11")

Upvc double glazed windows to side and rear. Single drainer one and half bowl sink unit and mixer tap, base units with cupboards and drawers, wall cupboards, china display cupboards. Working surfaces and breakfast bar. Baumatic four ring gas hob with cooker hood above electric oven below, plumbing for washing machine, cupboard housing gas central heating boiler. Integral fridge. Beamed ceiling.

Side Porch - 2.21m x 2.44m (7'3" x 8'0")

Upvc double glazed windows and door to the front garden. Built in cupboards to one wall, recess for fridge freezer, double doors to....

Conservatory - 3.48m x 3.51m (11'5" x 11'6")

Upvc double glazed windows, double doors to the rear garden, tiled floor.

First Floor Landing

Bedroom 1 - 3.86m x 3.66m (12'8" x 12'0")

Upvc double glazed window. Built in fitments including headboard, bedside drawer units, wardrobes, dressing table and drawers.

Bedroom 2 - 3.05m x 3.4m (10'0" x 11'2")

Upvc double glazed window.

Bedroom 3 - 2.31m x 3.51m (7'7" x 11'6")

Upvc double glazed window.

Bathroom - 2.03m x 2.9m (6'8" excluding shower recess x 9'6")

Upvc double glazed window. White suite including twin grip panelled bath, vanity wash hand basin with cupboards below, low level WC, step in shower enclosure, half tiled walls, tiled floor, electric shaver point. Chrome towel rail/ radiator.

Outside

Established gardens to both the front and rear, there is off road parking to the front and a ornamental lamp post. The enclosed rear garden has curved patio, borders stocked with plants, shrubs, lawn, useful shed.

Council Tax

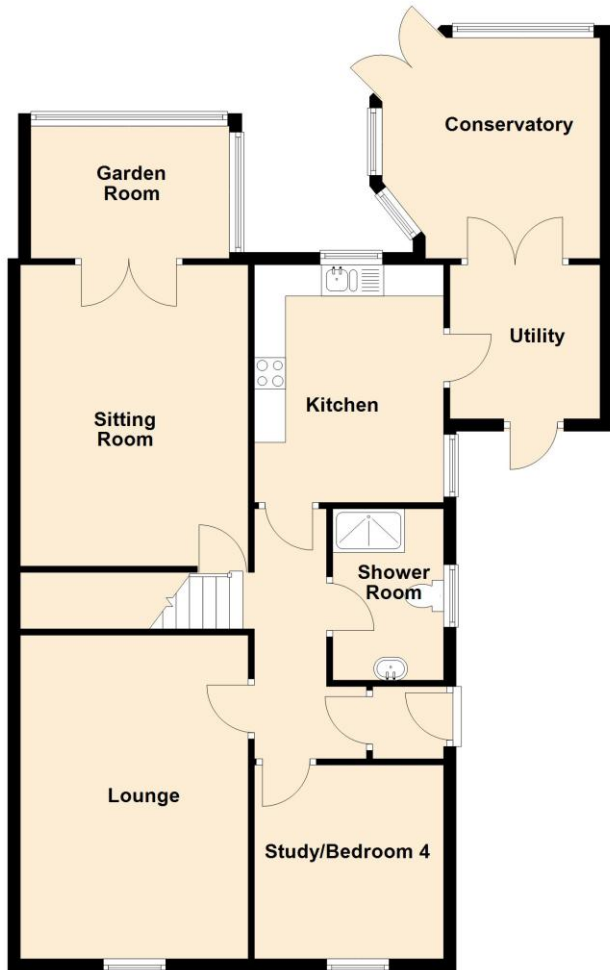
Sefton MBC band C.

Tenure

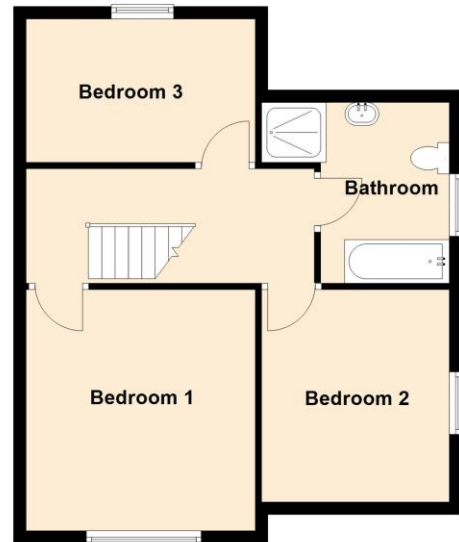
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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