



**Woodlands, Ansdell Grove, Marshside,  
Southport, PR9 9UQ  
£320,000  
Subject to Contract**

Nestled in a truly unique and tucked-away location, just off Lytham Road, this individual detached bungalow offers a serene lifestyle with delightful cottage gardens and ample parking. Boasting central heating and double glazing, this charming home provides comfort and convenience, perfectly situated for local facilities and the characterful Churchtown Village. The well planned accommodation briefly includes, entrance porch, hall, lounge, breakfast kitchen, utility room, two bedrooms (one is currently in use as a ding room), a conservatory and bathroom.

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*Southport's Estate Agent*

**Entrance Porch** - 1.78m x 3.35m (5'10" x 11'0")

UPVC double glazed windows, outer door with double glazed insert and tiled floor. Fielded and panelled inner door to...

**L-shaped Entrance Hall**

UPVC double glazed side window, useful cloaks cupboard and woodgrain laminate flooring.

**Lounge** - 5.59m x 4.11m (18'4" into bay x 13'6")

UPVC double glazed bay window overlooking the front garden, two feature stained glass and leaded side windows with a ship motif, coal effect, electric fire and attractive surround.

**Breakfast Kitchen** - 3.12m x 3.73m (10'3" x 12'3")

UPVC double glazed side window with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, glazed china cupboard, woodgrain working surfaces and glazed door to...

**Utility Room** - 2.59m x 1.91m (8'6" x 6'3")

Plumbing for washing machine, useful cupboard, 'Glow-worm' gas central heating boiler, UPVC double glazed window and outer door. Tiled floor, door to...

**WC**

Low level WC, shelving and UPVC double glazed window.

**Bedroom One** - 4.17m x 3.12m (13'8" x 10'3")

UPVC double glazed window.

**Bedroom Two/Dining Room** - 3.05m x 3.17m (10'0" x 10'5")

Laminate flooring, UPVC double glazed door and side window to...

**Conservatory** - 2.36m x 5.36m (7'9" x 17'7")

UPVC double glazed windows overlooking the rear garden and UPVC outer doors.

**Bathroom** - 2.16m x 2.49m (7'1" x 8'2")

UPVC double glazed window, semi sunken, twin grip panel bath with thermostatic shower, vanity shell shaped, sink unit with cupboards below, low level WC, part wall tiling, airing cupboard with hot water cylinder and UPVC double glazed window.

**Outside**

Woodlands stands in delightful cottage style gardens to the front, sides and rear. There's off road car parking and a substantial garage. The charming gardens are planned with raised borders stocked with a variety of established plants, shrubs and cottage garden plants. Ornamental pond and well, sitting areas, garden shed and summer house.

**Note**

'Woodlands' is approached via a private, unadopted road from the beginning of Ansdell Grove. 'Woodlands' owns this road, with the other two cottages, contributing towards its maintenance and upkeep.

**Tenure**

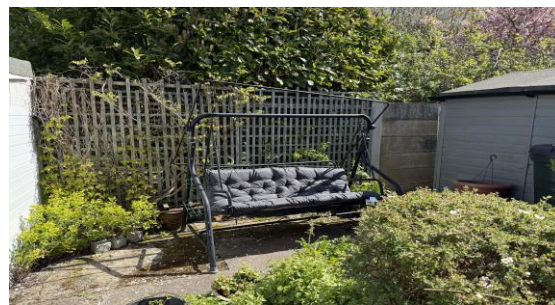
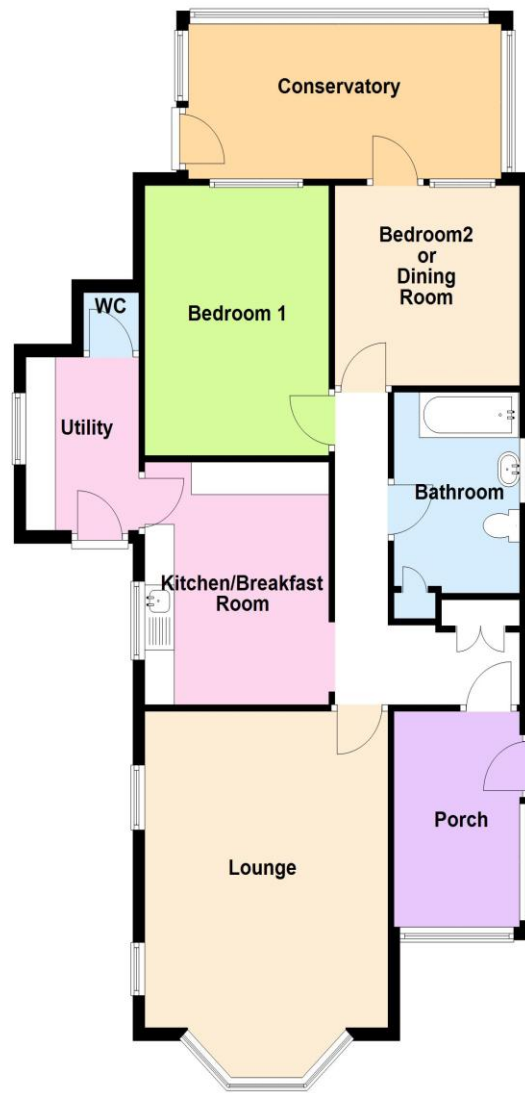
Freehold.

**Council Tax**

Sefton MBC Band C



### Ground Floor



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