



### **Seaton Way, Marshside, Southport PR9 9GP**

Located in the popular residential area of Marshside, this well proportioned semi detached bungalow offers attractively planned accommodation installed with gas central heating and upvc double glazing and is worthy of an early internal inspection.

Offered for sale with no onward chain, the property briefly comprises: Hall, Living Room, Kitchen, Conservatory, two Bedrooms and Wet Room. Outside, there are established gardens to the front, side and rear, the rear incorporating a driveway providing off road parking and leading to the garage.

Seaton Way is located between Dawlish Drive and Garstang Road which runs off Fylde Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Village are also readily accessible.



**Price: £185,000 Subject to Contract**

## Ground Floor:

### Hall

**Living Room** - 4.88m x 3.18m (16'0" x 10'5")

**Kitchen** - 2.44m x 1.52m (8'0" x 5'0")

**Conservatory** - 4.44m x 2.77m (14'7" x 9'1")

**Bedroom 1** - 3.99m x 2.69m (13'1" x 8'10" overall)

**Bedroom 2** - 2.87m x 2.01m (9'5" plus recess x 6'7" plus recess)

**Wet Room** - 1.83m x 1.52m (6'0" x 5'0")

### Store

### Store

### Outside:

There are established gardens to the front, side and rear, the rear incorporating a driveway providing off road parking and leading to the garage.

### Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

### 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.