



Seaton Way,
Southport, PR9 9GJ
Price: £175,000 Subject to Contract

Ideal First Time Buyer Home - Offered for sale with no onward chain, this well presented, semi detached house with south facing rear garden is located in a popular residential area of Marshside and an early viewing is recommended.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Living Room, Kitchen and Conservatory to the ground floor with two double Bedrooms and Bathroom to the first.

Outside, a block paved driveway provides off road parking to the front. The south facing rear garden has shaped lawn and established borders. There is a garage, though this is in a state of disrepair and will need attention/removal.

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 readily accessible together with a number of primary and secondary schools.



Ground Floor:

Entrance Vestibule

Living Room - 5.31m x 3.91m (17'5" x 12'10")

Kitchen - 3.91m x 2.74m (12'10" x 9'0")

Conservatory - 3.71m x 2.51m (12'2" x 8'3")

First Floor:

Landing

Bedroom 1 - 3.91m x 2.82m (12'10" x 9'3")

Bedroom 2 - 3.91m x 2.74m (12'10" x 9'0")

Bathroom - 2.97m x 1.4m (9'9" x 4'7")

Outside:

A block paved driveway provides off road parking to the front. The south facing rear garden has shaped lawn and established borders. There is a garage, though this is in a state of disrepair and will need attention/removal.

Council Tax:

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

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

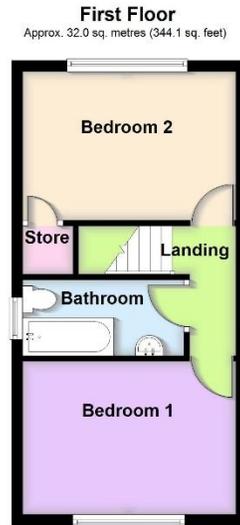
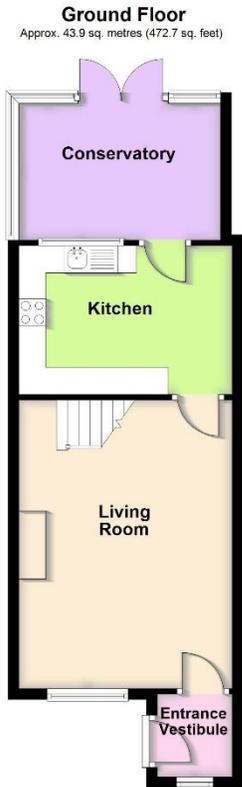
<https://labs.thinkbroadband.com/local/index.php>

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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Total area: approx. 75.9 sq. metres (816.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	