



## Fylde Road, Marshside, Southport PR9 9XJ

Forming part of the 2017 re-development of the former Bradstock Lockett Hospital Home And School Of Recovery, by the highly regarded local firm, Melford Homes, this beautifully presented semi-detached family home must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazed throughout, the well planned accommodation briefly comprises: Hall, Cloakroom/WC, Living Room and fitted Kitchen Dining Room with bi-folding doors to the rear garden to the ground floor, with three Bedrooms (Bed 1 with En-Suite Shower Room), and a family Bathroom on the first floor.

Outside, there is a tarmacadam driveway providing off road parking and an enclosed garden arranged with paved patio and shaped lawn. Standing on Fylde Road, the property is very well placed for accessing the shops, schools and amenities of Marshside and Churchtown.



**Price: £249,950 Subject to Contract**

## Ground Floor:

### Hall

### Cloakroom/WC

**Living Room** - 4.57m x 3.86m (15'0" x 12'8")

**Kitchen/Dining Room** - 4.57m x 2.84m (15'0" x 9'4")

## First Floor:

### Landing

**Bedroom 1** - 3.43m x 2.84m (11'3" x 9'4")

### En-Suite

**Bedroom 2** - 3.18m x 2.26m (10'5" x 7'5")

**Bedroom 3** - 3.21m x 1.52m (10'7" x 5'0")

### Bathroom

### Outside:

There is a tarmacadam driveway providing off road parking and an enclosed garden arranged with paved patio and shaped lawn.

### Council Tax:

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

### 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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(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

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.