



**21 Menivale Close  
Marshside, PR9 9RY, £209,950  
'Subject to Contract'**

Nestled within a highly sought-after cul-de-sac in Marshside, this incredibly rare-to-market property offers an unparalleled lifestyle. Backing directly onto the breath-taking Marshside Nature Reserve, the home enjoys stunning views stretching out toward the Fylde Coast, the Lake District, and beyond, perfect for birdwatching, evening strolls, or family adventures. Properties in this idyllic location rarely come to market, and this three-bedroom semi-detached home is no exception. With vacant possession and no onward chain, it presents a blank canvas ready to be transformed to the highest standards. The ground floor features a spacious lounge, flowing into a dining area, conservatory, and gardens, complemented by a kitchen. Upstairs, three generous bedrooms and a shower room/WC await. The property boasts a 18-foot garage, off-road parking, and a mature rear garden. Conveniently located near local shops, well-regarded schools, pharmacies, doctors' surgeries, and bus links to Churchtown and Southport town centre, plus easy access to the A565, this is a rare opportunity not to be missed.

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*Southport's Estate Agent*

### Open Entrance Vestibule

Upvc double-glazed entrance door, opaque uPVC double-glazed side windows, leading to entrance hall.

### Entrance Hall

Stairs lead to first floor with handrail, newel post, and useful understairs storage cupboard access. Door leads to...

### Lounge - 3.96m x 3.23m (13'0" x 10'7" overall measurements)

Upvc double-glazed window to front, coal-effect electric fire with resin interior and wooden fire surround. Dado rail, and archway provides open plan access leading to...

### Dining Room - 3.33m x 2.87m (10'11" x 9'5")

Upvc double-glazed sliding patio doors lead to conservatory and overlook gardens. Dado rail, with inner door leading to...

### Kitchen - 3.3m x 2.18m (10'10" x 7'2" overall measurements)

Upvc double-glazed window and door leads to enclosed established garden to rear. A number of base units include cupboards and drawers with wall cupboards and working surfaces. Single-bowl sink unit with mixer tap and drainer, recess available (plus plumbing) for washing machine, tumble dryer. Separate recess for freestanding fridge/freezer. Space for oven and hob, with part wall tiling and tiled flooring.

### Conservatory - 2.79m x 2.62m (9'2" x 8'7")

Upvc double-glazed window and door leads to rear garden, tiled flooring.

### First Floor Landing

Upvc double-glazed window to side, loft access.

### Bedroom 1 - 4.01m x 3.05m (13'2" x 10'0")

Upvc double-glazed windows providing views to front over Marshside Nature Reserve and beyond. Airing cupboard houses hot water cylinder with built-in shelving.

### Bedroom 2 - 3.48m x 3.18m (11'5" x 10'5" overall measurements)

Upvc double-glazed window to rear.

### Bedroom 3/Office - 3.07m x 1.98m (10'1" overall measurements into door recess x 6'6")

Upvc double-glazed window with unrivalled views to front over nature reserve, and built-in cupboard over stairs.

### Shower Room/WC - 1.88m x 1.85m (6'2" x 6'1")

Opaque Upvc double-glazed window, three-piece suite comprising of low-level WC, pedestal wash hand basin, and step-in shower enclosure with glazed sliding shower door. Retractable shower seat and Triton electric shower unit, with tiled walls.

### Outside

Driveway access to front via hard surface with off-road parking available. Established borders with plants and shrubs, and access via up-and-over door to an adjoining garage (18'8" x 7'7"). Garage includes electric light and power supply, conceals boiler (currently condemned, requiring replacement). Courtesy door leads to enclosed garden at the rear. The rear garden, a standout feature, includes flagged patio and lawn with established plants, shrubs, trees, loose bark borders, and timber garden shed.

### Council Tax

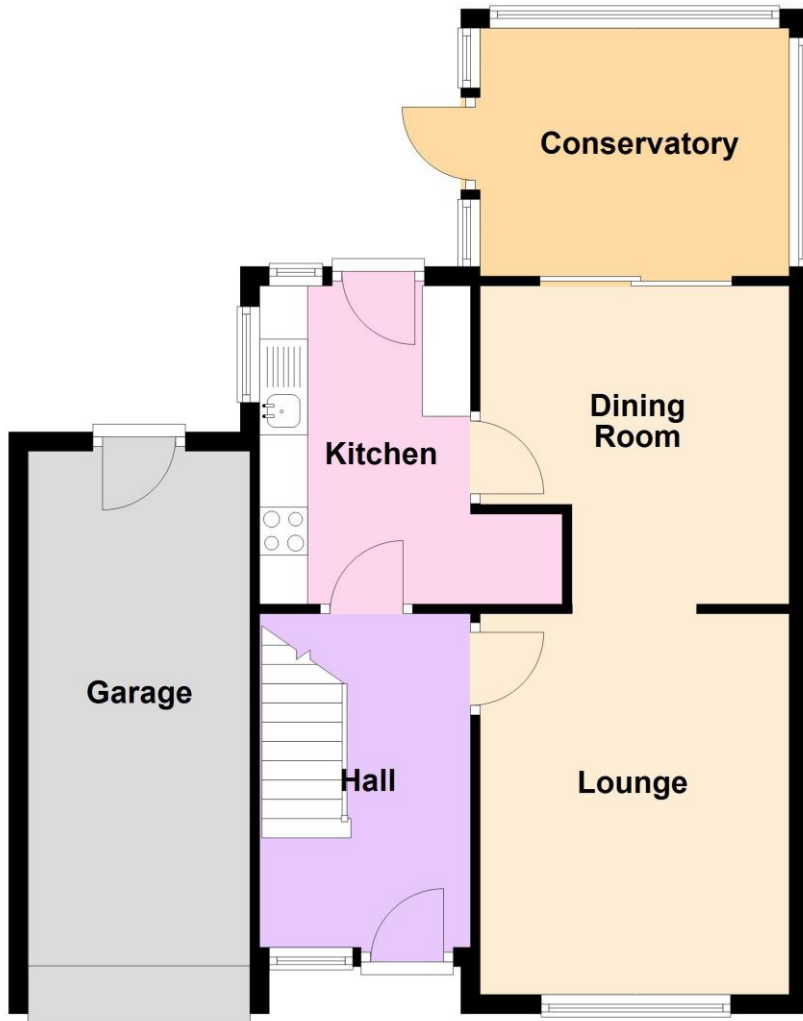
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

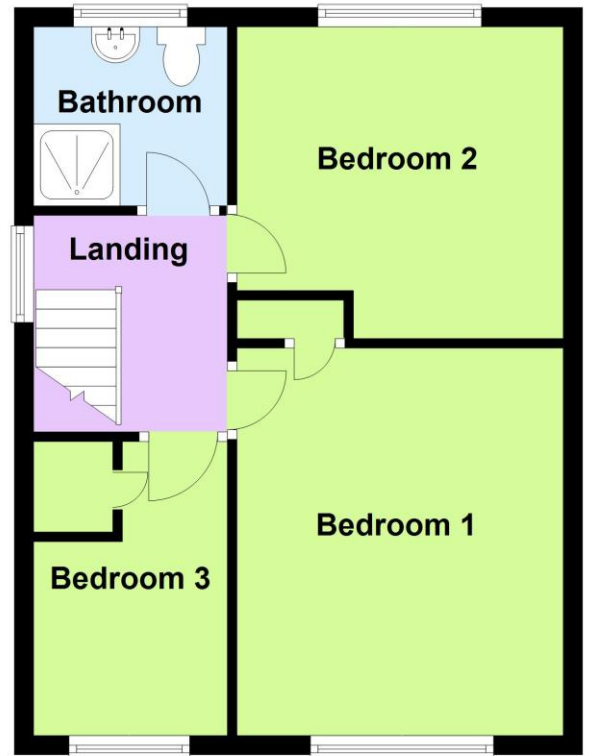
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



## Ground Floor



## First Floor



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.