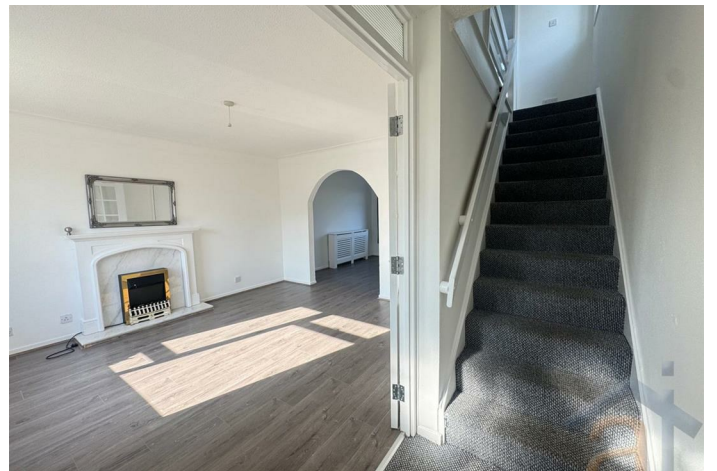


FREEHOLD



House - Semi-Detached (EPC Rating: )

# 12 TALATON CLOSE, MARSHSIDE, SOUTHPORT, PR9 9GD

Price Guide

**£200,000**



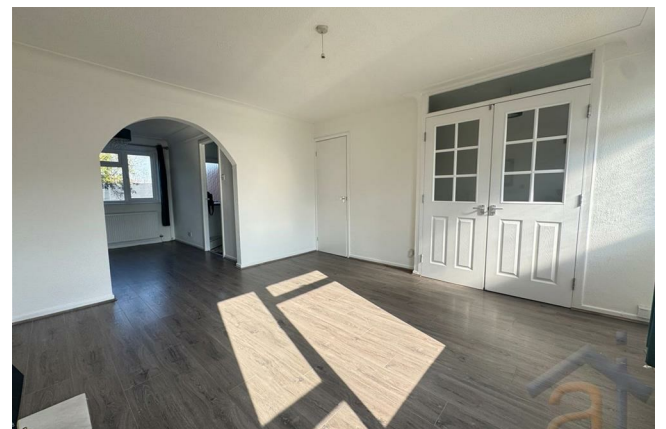
# 3 Bedroom House - Semi-Detached located in Southport

Located in the highly sought-after area of Marshside, near Churchtown, this charming three-bedroom semi-detached property represents an excellent opportunity for first-time buyers or those looking to downsize. The home has been recently painted throughout in a fresh, neutral palette, offering a bright and modern interior that is ready for immediate occupation.

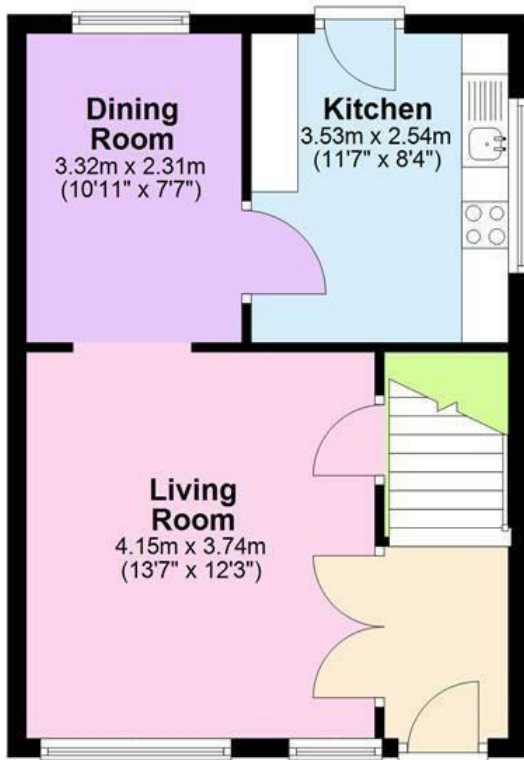
## Full Description

The ground floor comprises a welcoming entrance hall leading into a spacious living room. To the rear, the dining room and kitchen provide a functional layout. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom. The rear-facing bedrooms particularly benefit from the rear views of the marsh. The property benefits from a detached garage and good size driveway for parking.

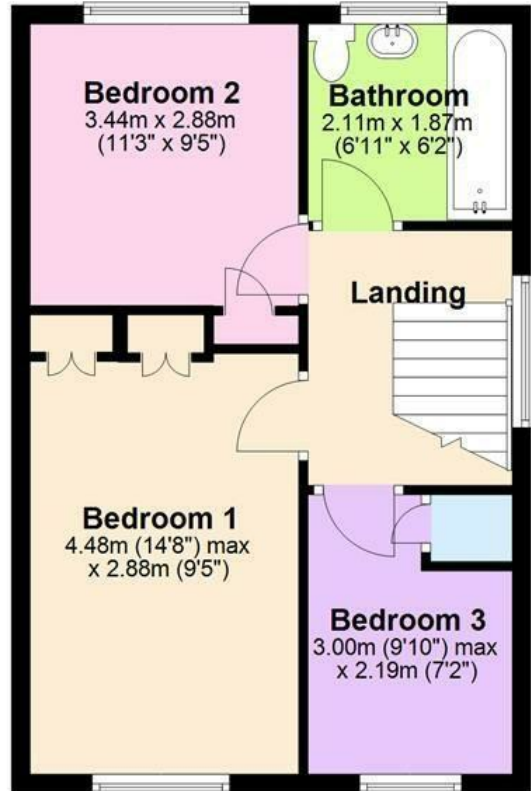
Situated in a quiet and popular residential cal-de-sac, the property is perfectly placed to enjoy the amenities of Churchtown village and the coastal beauty of Marshside. With its turnkey condition and desirable location, viewing is highly recommended to appreciate the space and views on offer.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



**Ground Floor**



**First Floor**

"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."

Plan produced using PlanUp.

Council Tax Band

**C**

Energy Performance Graph

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>			
(55-68) <b>D</b>			
(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		

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