



## Shellfield Road, Marshside, Southport PR9 9UR

An early inspection is recommended of this beautifully presented, semi detached family home with extensive, south facing rear garden, occupying a much sought after location within easy reach of the shops schools and amenities of Marshside, Churchtown and Crossens.

Offered for sale with no onward chain, the uPVC double glazed and gas centrally heated accommodation is arranged over two floors and briefly comprises: Hall, Living Room, Dining Room, Sun Room, fitted Kitchen, Utility and Bathroom to the ground floor with three Bedrooms to the first floor.

Outside, a paved driveway provides off road parking to the front whilst the south facing rear garden is arranged with paved patio, shaped lawn and well stocked, established borders.



**Price: £230,000 Subject to Contract**

**Ground Floor:**

**Porch**

**Hall**

**Living Room** - 3.38m x 3.25m (11'1" plus bay x 10'8")

**Dining Room** - 3.71m x 3.25m (12'2" x 10'8")

**Sun Room** - 3.61m x 1.63m (11'10" x 5'4")

**Kitchen** - 3.61m x 2.51m (11'10" x 8'3")

**Pantry** - 2.34m x 0.89m (7'8" x 2'11")

**Utility** - 2.51m x 0.94m (8'3" x 3'1")

**Bathroom** - 2.51m x 2.21m (8'3" x 7'3")

**First Floor:**

**Landing**

**Bedroom 1** - 4.24m x 3.43m (13'11" x 11'3")

**Bedroom 2** - 3.56m x 2.34m (11'8" x 7'8")

**Bedroom 3** - 2.51m x 2.39m (8'3" x 7'10")

**Outside:**

A paved driveway provides off road parking to the front whilst the south facing rear garden is arranged with paved patio, shaped lawn and well stocked, established borders.

**Council Tax:**

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

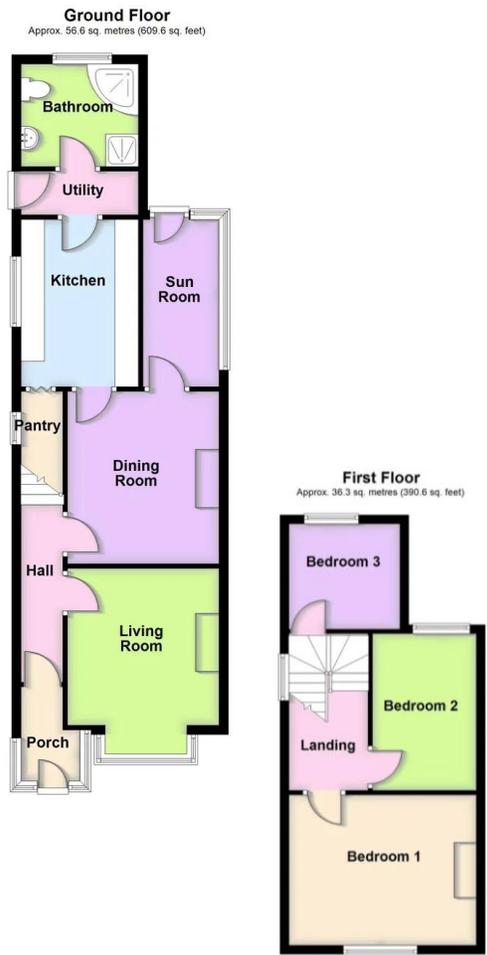
**Tenure:**

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
<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.