



Fylde Road, Marshside, Southport PR9 9XL

NO CHAIN - An early viewing is recommended of this well planned, semi detached house conveniently placed for accessing the amenities of Fylde Road itself, as well as both Crossens and Churchtown villages.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, front Living Room, fitted Kitchen and Sun Room to the ground floor with three Bedrooms and Bathroom on the first floor. Outside, there are mature gardens to the front and rear, the front being gravel laid with paved driveway and timber gates accessing the lawned rear garden with detached Garage.

The property is well placed for access to a number of highly regarded local schools and there are public transport facilities to the town centre within the vicinity.



Price: £190,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.55m overall x 3.94m (14'11" x 12'11")

Kitchen - 5.51m x 4.78m (18'1" x 15'8")

Sun Room - 2.64m x 2.24m (8'8" x 7'4")

First Floor:

Landing

Bedroom 1 - 3.94m overall x 3.45m (12'11" x 11'4")

Bedroom 2 - 3.53m x 3.45m (11'7" x 11'4")

Bedroom 3 - 3.28m x 1.98m (10'9" x 6'6")

Bathroom - 2.21m x 1.83m (7'3" x 6'0")

Outside:

There are mature gardens to the front and rear, the front being gravel laid with paved driveway and timber gates accessing the lawned rear garden with detached Garage.

Council Tax:

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

Tenure:

Freehold

NB:

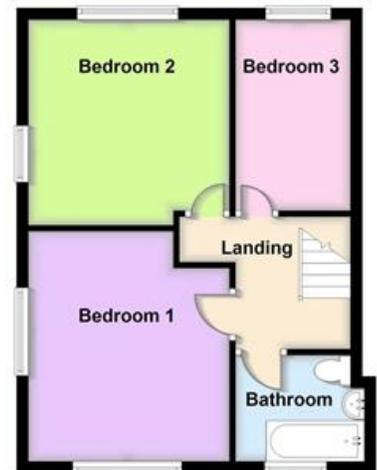
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Ground Floor
Approx. 48.0 sq. metres (516.7 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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