



Fairhaven Road, Marshside, Southport PR9 9UJ

No Chain - Well placed for accessing the shops and amenities of Marshside, Crossens and Churchtown, this semi detached bungalow with good size rear garden must be viewed to be fully appreciated.

Installed with gas central heating and majority uPVC double glazed, the well planned accommodation would benefit from a programme of modernisation and briefly comprises: Hall, Living Room, Dining Room, Kitchen, two Bedrooms and Shower Room.

Outside, twin wrought iron gates give access to a paved driveway providing off road parking, whilst the rear garden is a particularly good size with paved patio leading to extensive lawn and detached garage, though this is in a state of disrepair and will need attention/removal.



Price: £210,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.37m x 3.25m (14'4" into bay x 10'8")

Dining Room - 4.29m x 3.45m (14'1" x 11'4")

Kitchen - 3.25m x 1.83m (10'8" x 6'0")

Bedroom 1 - 3.25m x 3.25m (10'8" x 10'8")

Bedroom 2 - 3m x 2.24m (9'10" x 7'4")

Shower Room - 2.16m x 1.78m (7'1" x 5'10")

Outside:

Twin wrought iron gates give access to a paved driveway providing off road parking, whilst the rear garden is a particularly good size with paved patio leading to extensive lawn and detached garage, though this is in a state of disrepair and will need attention/removal.

Council Tax:

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

Tenure:

Leasehold for a residue term of 999 years from 1st November 1933 with a ground rent of £5.00 per annum

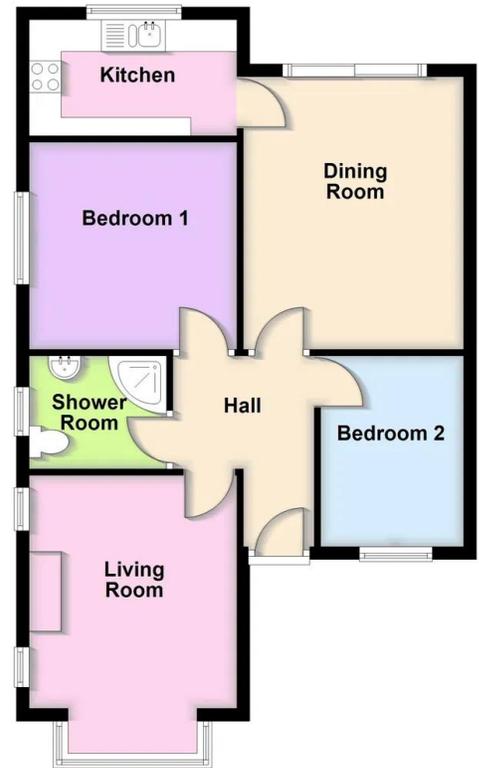
NB:

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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Ground Floor
Approx. 62.1 sq. metres (668.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	78
	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.