



**33 Pilling Close
Marshside, PR9 9PL
Offers in the region of £200,000
'Subject to Contract'**

Nestled at the head of a sought-after cul-de-sac in Marshside, this rare-to-market three-bedroom semi-detached family home offers a unique lifestyle. Adjoining the Marshside Nature Reserve, it boasts unrivalled views across the Fylde coast, making it ideal for birdwatching, dog walking, and family adventures. Upon entering, you're welcomed by a larger-than-average entrance hall with built-in storage, leading to a spacious main living room. The living area flows seamlessly into a dining kitchen at the rear, perfect for entertaining, which opens to an enclosed, low-maintenance garden with a decked patio and astroturf lawn. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Parking is available to the front, and the location is ideal, with primary and secondary schools close by, plus amenities on Fylde Road, including supermarkets, doctors, and pharmacies. Convenient bus services connect you to Southport town centre and Churchtown Village, making this a perfect family home.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Generous entrance hall with Upvc double glazed entrance door and window, Door to useful built in cloaks cupboard with hanging space. LVT flooring. Stairs to first floor. Double doors lead to....

Living Room - 5.21m x 3.51m (17'1" x 11'6" into recess)

Upvc double glazed window to front. Fire surround and shelving. Cupboard to understairs. Doorway to....

Kitchen Diner - 4.44m x 2.64m (14'7" x 8'8" overall measurements)

Bright and practical open-plan dining kitchen featuring a Upvc double-glazed window to the rear. The kitchen is fitted with a range of base units, cupboards and drawers, complemented by wall cabinets and work surfaces. A 1½ bowl sink unit with mixer tap sits beneath partial wall tiling, while the tiled flooring adds a clean, modern finish. There is space for a cooker with canopy extractor above, along with plumbing for a washing machine, making this a functional and sociable space ideal for everyday living and dining.

Landing

Upvc double glazed window to side.

Bedroom 1 - 4.19m x 2.57m (13'9" x 8'5")

Upvc double glazed window to the front with pleasant open views across Marshside Nature Reserve.

Bedroom 2 - 3.1m x 2.59m (10'2" x 8'6")

Upvc double glazed window to the rear.

Bedroom 3

double glazed window to the front with pleasant open views across Marshside Nature Reserve. Cupboard built over stairs.

Bathroom - 1.63m x 1.78m (5'4" x 5'10")

Opaque Upvc double glazed window. Fitted with a modern three-piece white suite comprising a low-level WC, pedestal wash hand basin and a P-shaped panelled bath with curved shower screen. The bath benefits from a mixer tap and plumbed-in shower with handheld attachment. Complemented by fully tiled walls and tiled flooring, with a chrome heated towel rail completing the space.

Outside

The property is ideally situated at the head of a residential cul-de-sac, adjoining the picturesque Marshside Nature Reserve, perfect for dog walking and bird watching, while offering unrivalled views towards the Fylde Coast and beyond. To the front, a block paved driveway provides off-road parking and is complemented by an AstroTurf lawn for ease of maintenance. Secure side access leads to the enclosed rear garden, thoughtfully arranged for convenience and low upkeep, featuring a timber decked patio and AstroTurf lawn.

Council Tax

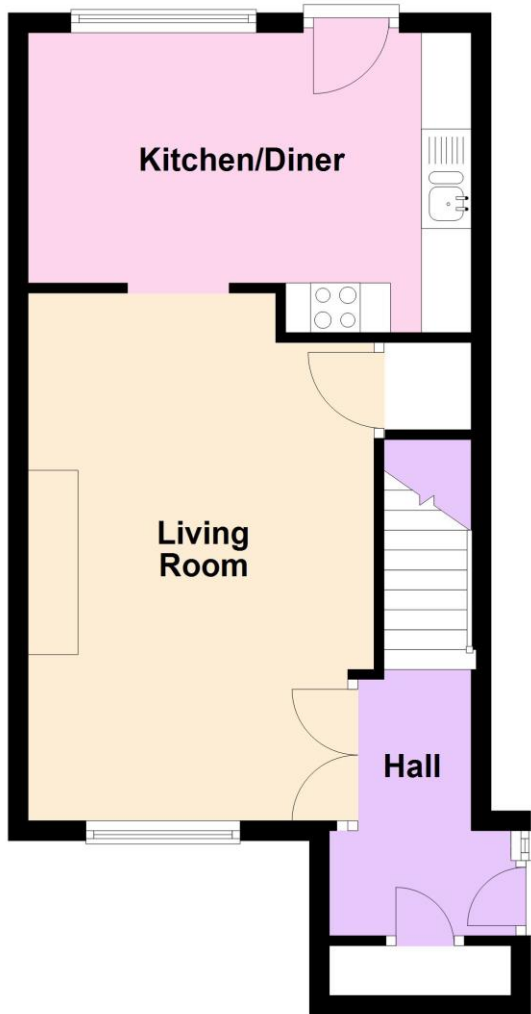
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

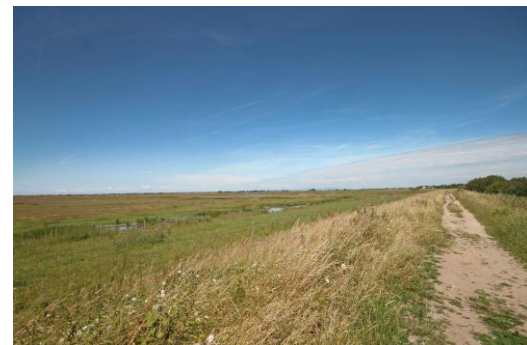
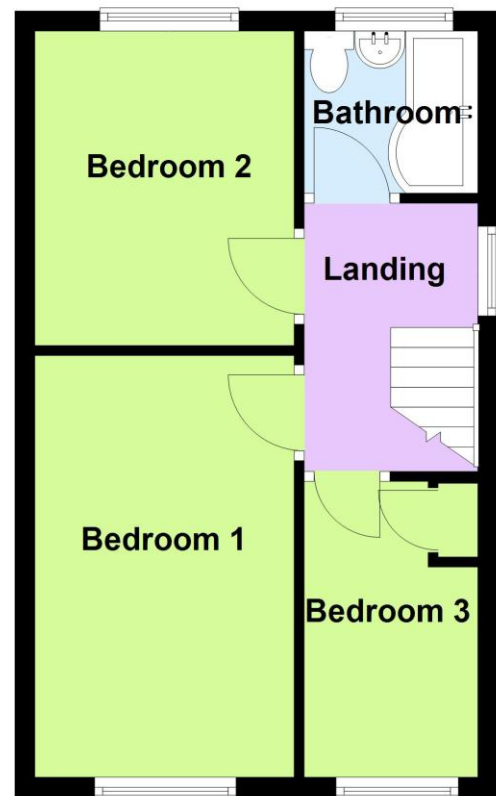
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



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.