



Merepark Drive, Marshside, Southport, PR9 9FB

 Semi Detached Bungalow	 Conservatory
 Two Bedrooms	 No Chain
 Workshop	 Off Road Parking

Offered for sale with no onward chain, this well planned, 'Howard' built, semi detached bungalow is located in a sought after residential area of Marshside and an early viewing is recommended.

Installed with gas central heating and uPVC double glazing, the well presented accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Conservatory, two Bedrooms and a Wet Room. A useful Loft Room with WC is accessed via a staircase from the Hall.

Outside, the bungalow stands in low maintenance gardens, with synthetic lawn to front. The extensive, paved driveway provides off road parking for a number of vehicles with remotely operated twin doors giving access to a carport and workshop beyond



Price: £240,000 Subject to Contract

Viewing: Strictly with the Agents (01704) 500 008

Ground Floor:

Porch

Hall

Lounge/ Dining Room - 5.41m x 3.35m (17'9" x 11'0")

Kitchen - 3.38m x 3m (11'1" x 9'10")

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

Bedroom 1 - 3.81m x 3.43m (12'6" x 11'3")

Bedroom 2 - 2.9m x 2.57m (9'6" x 8'5")

Wet Room - 2.16m x 1.91m (7'1" x 6'3")

Store

First Floor:

Loft Room - 4.7m x 4.52m (15'5" max x 14'10")

WC

Outside:

The bungalow stands in low maintenance gardens, with synthetic lawn to front. The extensive, paved driveway provides off road parking for a number of vehicles with remotely operated twin doors giving access to a carport and workshop beyond. The rear garden has raised timber decked terrace, and is extensively paved with raised shrub borders.

Council Tax:

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

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

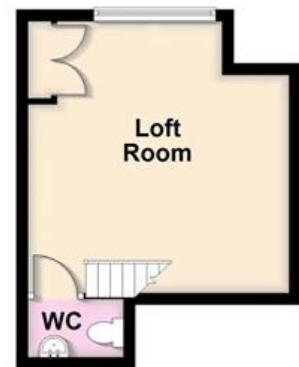
Ground Floor

Approx. 70.5 sq. metres (758.3 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.7 sq. feet)



AWAITING EPC