



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:

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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:

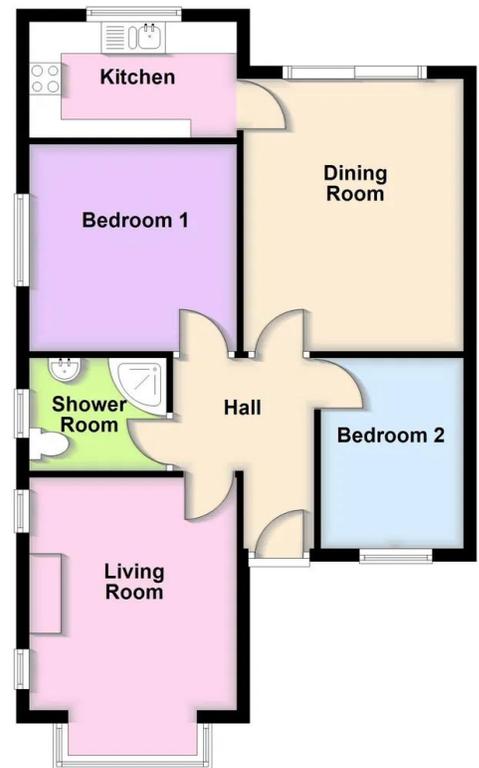
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

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



AWAITING EPC