



**58 Garstang Road
Marshside, PR9 9XD £240,000
'Subject to Contract'**

Nestled within a sought-after locale, this well-presented three-bedroom semi-detached dormer bungalow offers convenience to local schools, the Marshside Nature Reserve, doctor's surgeries, and the renowned Fylde Road chip shop. Boasting a spacious reception room flowing into a bright conservatory, the home further includes a charming breakfast kitchen overlooking mature gardens. The ground floor encompasses a bedroom and shower room, while a fixed staircase ascends to two additional bedrooms. Occupying a generous corner plot, the property enjoys mature grounds, a garage, and ample off-road parking.

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Southport's Estate Agent

Entrance Porch

UPVC double glazed sliding patio entrance door with window, woodgrain laminate style flooring, double glazed and leaded inner door leading to...

Entrance Hall

Woodgrain laminate style flooring continues with built-in storage cupboards, one housing electrical consumer unit, metres and additional cupboard to under the stairs.

Lounge - 5.79m x 3.58m (19'0" x 11'9")

UPVC double glazed sliding patio door leads to conservatory overlooking garden to the rear. Coal effect electric fire with exposed stone fire surround, tiled hearth and mantle piece including TV stand.

Conservatory - 2.11m x 3.1m (6'11" x 10'2")

UPVC double glazed double doors and windows lead to rear garden, tiled flooring.

Bedroom One - 4.24m x 3.61m (13'11" x 11'10" into recess and to rear of wardrobes)

UPVC double glazed bow Bay window to front of property, fitted wardrobes with glazed corner display niches, flyover storage cupboards, kneehole dressing table and drawers. Woodgrain laminate style flooring.

Shower Room/WC - 1.73m x 2.13m (5'8" x 7'0")

Opaque UPVC double glazed window, three-piece modern white suite comprising of vanity wash handbasin incorporating low-level WC, cupboards below and mixer tap. Vanity wall mirror, wall cupboard and step in shower enclosure with glazed shower screen, 'Triton' electric shower unit, retractable shower seat, wall cladding and tile flooring.

Kitchen/Diner - 5.89m x 3.35m (19'4" x 11'0" reducing to 7'1")

UPVC double glazed side window and opaque UPVC double glazed door and separate window leading to garden. Kitchen arranged in a shaker style with built-in base units including cupboards and drawers, wall cupboards and working surfaces, one and half bowl sink unit, mixer tap and drainer. Space is available for freestanding fridge freezer, plumbing for washing machine and space for cooker. Part wall tiling, tiled flooring and fixed staircase leads to first floor with handrail, spindles and newel post.

First Floor

Bedroom Two - 3.68m x 3.58m (12'1" x 11'9")

UPVC double glazed window, eaves storage access.

Bedroom Three - 3.76m x 2.46m (12'4" x 8'1" into recess)

UPVC double glazed window, woodgrain laminate style flooring and housing the valiant central heated boiler system. Door leads to.....

WC - 1.3m x 0.74m (4'3" x 2'5" including areas of reduced head height)

Opaque UPVC double glazed window, low-level WC, wash hand basin and partial wall tiling.

Outside

The property is situated to an extensive corner plot, arranged predominantly for ease of maintenance with flagged patio and borders to front and closed side garden well stocked with a variety of plants, shrubs and trees with separate garden to rear. There's also a storage unit and garage access with off-road parking available.

Council Tax

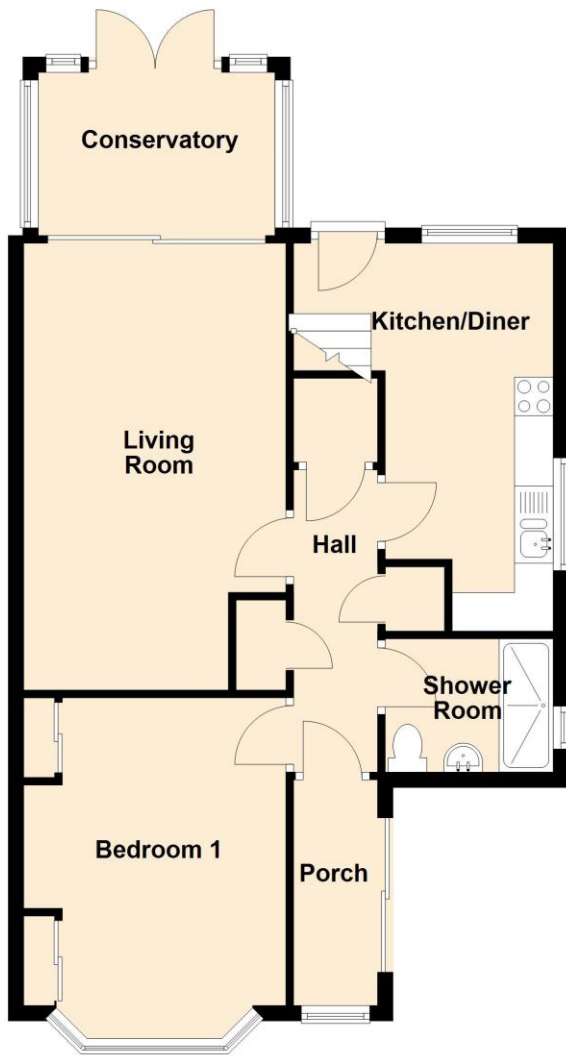
Sefton MBC Band C

Tenure

Freehold



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	56	
(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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