



Merepark Drive, Marshside, Southport PR9 9FB

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. The rear garden has raised timber decked terrace, and is extensively paved with raised shrub borders. There is a lift to enable wheelchair access from the back garden into the bungalow via the conservatory which can be left, or removed, depending on the wishes of the buyer.

Merepark Drive links Fylde Road with Glenpark Drive, off Preston New Road, well placed for accessing the shops and amenities of Churchtown, Marshside and Crossens.



Price: £240,000 Subject to Contract

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:

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Council Tax:

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

Tenure:

Freehold

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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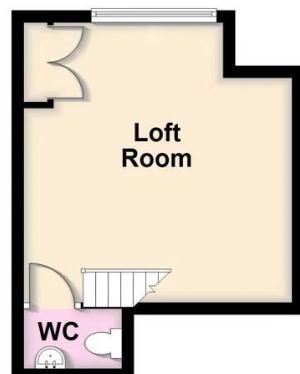
Ground Floor

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



First Floor

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



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.

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		EU Directive 2002/91/EC