



## **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:

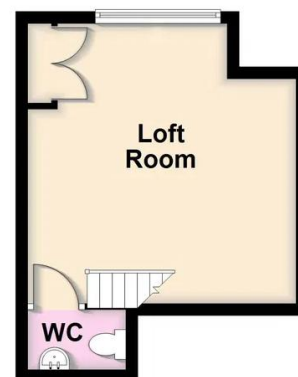
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**Ground Floor**  
Approx. 70.5 sq. metres (758.3 sq. feet)



**First Floor**  
Approx. 22.0 sq. metres (236.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
	65	74
England & Wales		
EU Directive 2002/91/EC		

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