



### Lytham Road, Marshside, Southport PR9 9TY

Ideal first time buyer home - This well presented, traditional semi detached house is located in a popular residential area of Marshside and an early inspection is highly recommended.

The gas centrally heated and double glazed accommodation is arranged across two floors, briefly comprising: Entrance Vestibule, Hall, Lounge/ Dining Room and modern fitted Kitchen to the ground floor with two double Bedrooms and a recently refitted Shower Room on the first floor.

Outside, the front is block paved to provide off road parking whilst the rear garden is low maintenance, south easterly in aspect, arranged with paved patio and synthetic lawn.

Lytham Road forms part of an established residential area, located off Marshside Road which leads towards Churchtown Village. There are a number of primary and secondary schools within the vicinity.



**Price: £180,000 Subject to Contract**

## Ground Floor:

**Porch**

**Hall**

**Lounge/ Dining Room** - 6.91m x 3.86m (22'8" plus bay x 12'8")

**Kitchen** - 4.95m x 2.24m (16'3" x 7'4")

**Store**

## First Floor:

**Landing**

**Bedroom 1** - 4.95m x 3.18m (16'3" x 10'5")

**Bedroom 2** - 3.63m x 3.18m (11'11" x 10'5")

**Shower Room** - 2.39m x 2.24m (7'10" x 7'4")

## Outside:

The front is block paved to provide off road parking whilst the rear garden is low maintenance, south easterly in aspect, arranged with paved patio and synthetic lawn.

## Council Tax:

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

## Tenure:

Freehold

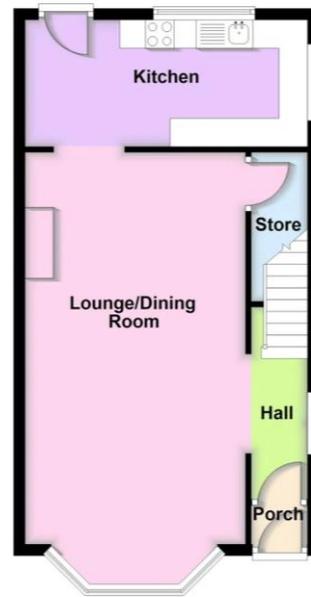
## NB:

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

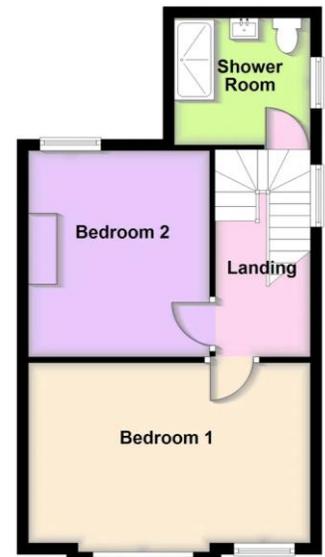
© 2026 All Rights Reserved



**Ground Floor**  
Approx. 46.4 sq. metres (499.2 sq. feet)



**First Floor**  
Approx. 40.2 sq. metres (432.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.