



**55 Seaton Way  
Marshside, PR9 9GJ £210,000  
'Subject to Contract'**

Nestled on the sought-after Marshside Estate, this charming three-bedroom semi-detached home is just moments from the stunning nature reserve, excellent commuter links, and the conveniences of Fylde Road. With a supermarket, award-winning chip shop, pharmacy, and doctors' surgeries nearby, convenience is at your doorstep. Inside, the property offers a welcoming lounge leading to a dining room, along with a separate kitchen. Upstairs, a modern bathroom and WC serve the three bedrooms. The property boasts generous, well-established gardens, off-road parking to the front, and an enclosed rear garden. Top-rated primary and secondary schools are also within easy reach, making this a perfect family home.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

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### Entrance Hall

A uPVC double-glazed entrance door opens into the entrance hall, with stairs rising to the first floor and a handrail. Useful hanging space is provided to one wall, while double doors lead through to the main living accommodation, creating a welcoming and practical introduction to the home.

### Lounge - 4.01m x 3.76m (13'2" x 12'4" into recess)

A uPVC double-glazed bow bay window overlooks the front, allowing plenty of natural light, while a coal-effect electric fire with marble interior, hearth and wooden surround provides an attractive focal point. A door leads to a useful under-stairs storage cupboard, and double doors open through to the dining room.

### Dining Room - 3.28m x 2.39m (10'9" x 7'10")

A uPVC double-glazed window overlooks the rear garden, with a doorway leading to the kitchen.

### Kitchen - 3.3m x 2.29m (10'10" x 7'6")

A composite stable-style door with double-glazed insert provides access to the rear garden, while uPVC double-glazed windows to the side and rear offer plenty of natural light. The kitchen is fitted with a range of built-in base units with cupboards and drawers, complemented by wall units and working surfaces. A single bowl sink unit with mixer tap and drainer is provided, along with an oven and space for a freestanding fridge freezer. There is plumbing for a washing machine, partial wall tiling, woodgrain laminate-style flooring, and a 'Worcester' central heating boiler.

### Landing

An opaque uPVC double-glazed window provides natural light, with access to the loft.

### Bedroom 1 - 4.62m x 2.69m (15'2" into recess x 8'10")

Upvc double glazed window.

### Bedroom 2+ - 2.77m x 2.82m (9'1" x 9'3")

A uPVC double-glazed window overlooks the rear, and an airing cupboard houses the hot water cylinder.

### Bedroom 3 - 2.9m x 1.96m (9'6" x 6'5")

A uPVC double-glazed window provides natural light, with a cupboard fitted over the stair bulkhead incorporating hanging space and shelving. The room is currently arranged as a home office.

### Bathroom/WC - 1.8m x 1.83m (5'11" x 6'0")

A three-piece modern white suite comprises a vanity wash hand basin with cupboards below and a concealed cistern low-level WC. There is a P-shaped panelled bath with curved shower screen, mixer tap and thermostatic shower. The room is finished with tiled walls and a ladder-style heated towel rail.

### Outside

The flagged driveway to the front is designed for ease of maintenance, with shaped borders and off-road parking for numerous vehicles. Double gated access to the side leads to an enclosed rear lawn, which is not directly overlooked, and features raised planters, shrub borders, and a timber shed.

### Council Tax

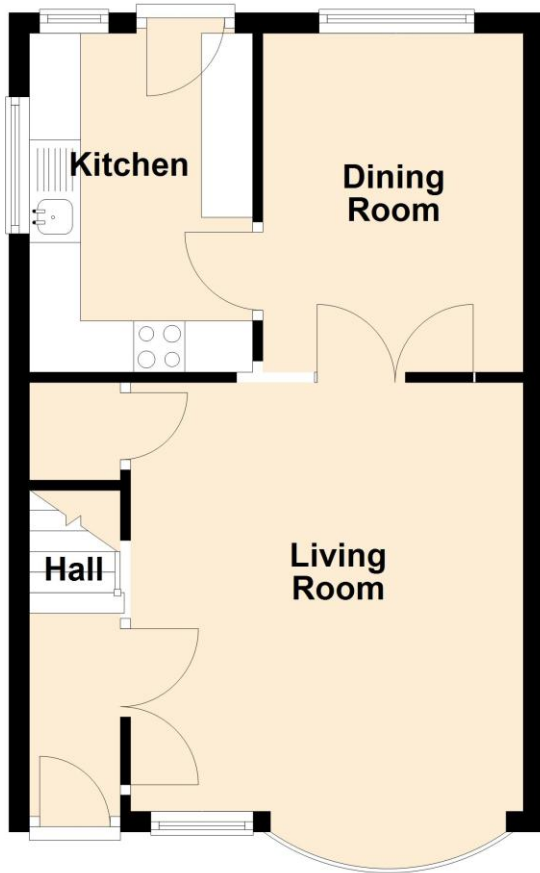
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

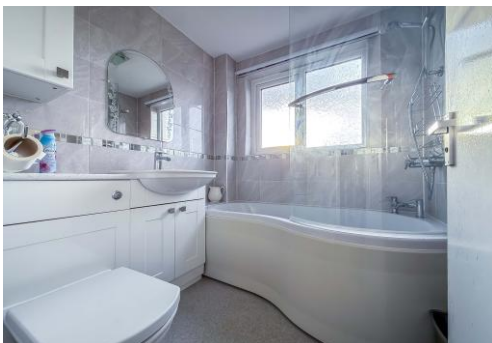
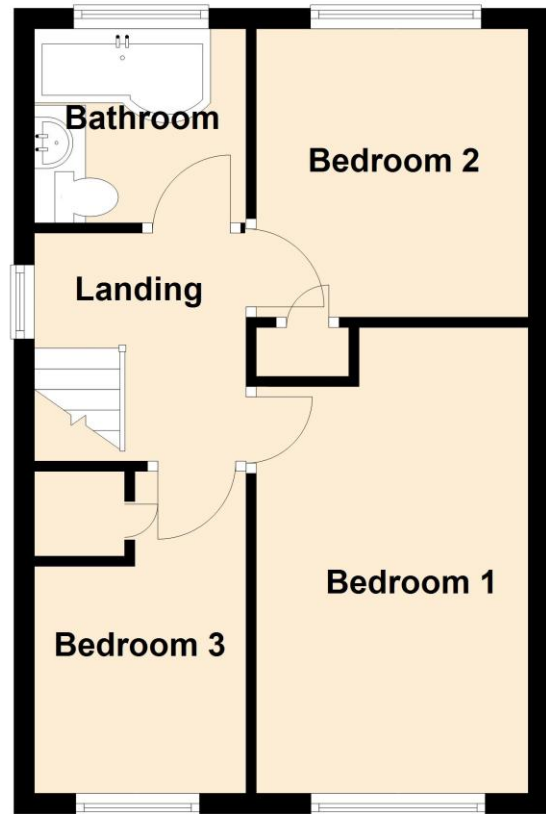
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



**Ground Floor**



**First Floor**



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.