



**213 Fylde Road  
Marshside, PR9 9YB £325,000  
'Subject to Contract'**

This is a rare opportunity to acquire one of only two unique detached dormer-style bungalows, built by the renowned house builders, Howard Estates. Upon entering, you are welcomed by a striking entrance hall with a vaulted ceiling and turned staircase leading to a gallery landing. The ground floor boasts two reception rooms (one of which could also serve as a bedroom), a separate kitchen, and a ground-floor bathroom. Upstairs, you'll find two spacious double bedrooms and a WC. The property offers versatile living, off-road parking for multiple vehicles, a garage, and established gardens. Perfectly situated on Fylde Road, it's just moments from the Marshside Nature Reserve, the A565 commuter links, and a stone's throw from Churchtown's cafes, shops, and bars. Offered with vacant possession, this blank canvas invites you to make it your own.

### Enclosed Entrance Vestibule

Upvc double-glazed outer door with tiled flooring and glazed inner door, including side window, leading to...

### Entrance Hall

A most impressive entrance hall with vaulted ceiling and turned staircase with handrail, spindles, and newel post, leading to a galleried landing and opaque Upvc double-glazed side window, with useful built-in storage cupboards. Door leads to...

### Living Room - 3.78m x 5.26m (12'5" x 17'3")

Upvc double-glazed bow bay window to front of property, living flame gas fire with Marble interior, hearth, and fire surround. Wall light points.

### Dining Room/Bedroom - 3.53m x 3.61m (11'7" x 11'10")

Upvc double-glazed sliding patio doors to enclosed garden at the rear. Stripped wooden flooring.

### Kitchen - 3.51m x 2.77m (11'6" x 9'1")

Upvc double-glazed window overlooks garden to the rear, with glazed double doors and side window leading to side. A range of built-in base units include cupboards and drawers, wall cupboards, and working surfaces with a one-and-a-half bowl sink unit with mixer tap. Integral appliances include fridge and freezer, dishwasher, and a five-burner gas hob with concealed extractor over. Tile-effect vinyl-covered flooring and partial wall tiling, finished with close-board panelled ceiling and recessed spot lighting.

### Ground Floor Bathroom/WC - 1.7m x 2.62m (5'7" x 8'7")

Two opaque Upvc double-glazed windows and three-piece white suite comprising vanity wash hand basin incorporating low-level WC and useful cupboards. P-shaped panel bath with curved shower screen, mixer tap, and separate handheld shower attachment with plumbed-in shower over. Tiled walls and flooring, and ladder-style chrome heated towel rail.

### First Floor Galleried Landing

With loft access and built-in cupboard.

### Bedroom 1 - 3.53m x 3.56m (11'7" x 11'8" to rear of wardrobes)

Upvc double-glazed window overlooks rear of property, fitted wardrobes with hanging space, separate access to under-eaves storage, and recessed spotlighting.

### Bedroom 2 - 3.78m x 3.58m (12'5" x 11'9" to rear of wardrobes)

Upvc double-glazed window, fitted wardrobes incorporating sliding vanity-mirrored frontage.

### WC - 1.5m x 1.96m (4'11" x 6'5")

Opaque Upvc double-glazed window, low-level WC, and vanity wash hand basin with cupboard below. Separate cupboard also housing the Worcester combination-style central heated boiler system.

### Outside

The property occupies an established mature plot with well-stocked borders, variety of plants, shrubs, and trees, lawn, driveway access, and garage to the rear.

### Council Tax

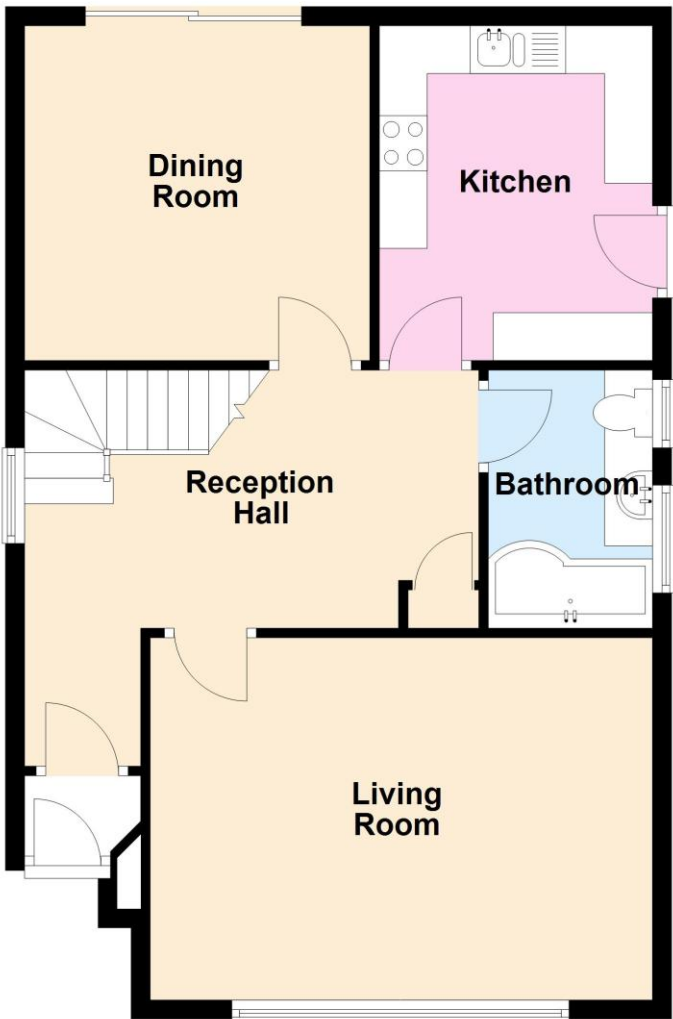
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

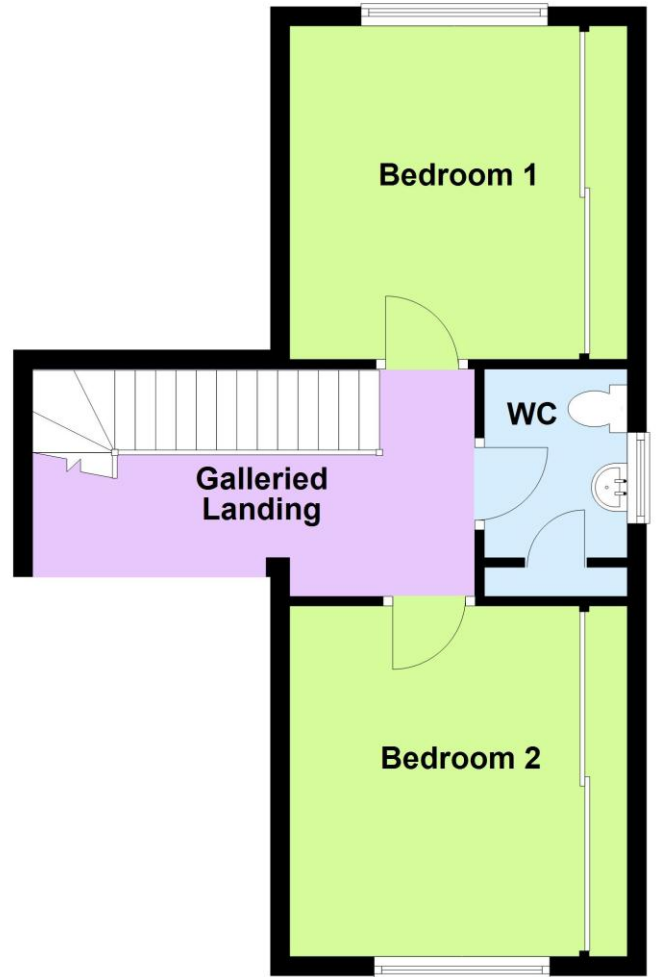
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



## 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.