



**6 Treen Close, Marshside, PR9 9TR**  
**'Offers Over' £190,000**  
**'Subject to Contract'**

Charming Semi-Detached Home Perfect For Downsizers Or First-Time Buyers! Nestled at the head of a peaceful close, this delightful two-bedroom property offers a surprisingly generous plot. It features a large front driveway with ample off-road parking for multiple vehicles and a private enclosed rear garden complete with a separate storage unit. Inside, you'll find a welcoming entrance porch leading to a generous lounge/diner and a modern breakfast kitchen, ideal for everyday living and entertaining. The two comfortable double bedrooms upstairs are complemented by a sleek bathroom suite with a modern WC. With Marshside Nature Reserve, great amenities, and excellent commuter links all nearby, this is a fantastic find for those looking to settle into a comfortable, well-connected home.

## Entrance Porch

Upvc double glazed outer door and windows, built-in cupboard housing electrical consumer unit and meters. Hanging space to one wall, glazed inner door leads to....



## Living Room/Diner - 5.28m x 3.91m (17'4" x 12'10")

Upvc double glazed window to front. Electric fire with Marble interior, hearth and resin style fire surround. Wall light points. Open tread staircase to first floor with handrail and newel post. Glazed inner door leads to....



## Breakfast Kitchen - 2.72m x 3.89m (8'11" x 12'9")

Upvc double glazed window and door leads to rear garden. Modern style kitchen fitted with a range of base units including cupboards and drawers, wall cupboards and working surfaces with 'Franke' 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include electric oven with four ring gas hob and funnel extractor over. Baxi combination style central heating boiler. Partial wall tiling and space available for freestanding fridge freezer, space and plumbing for washing machine. Tile effect vinyl covered flooring, kitchen being open plan to dining area.



## Landing

Loft access.

## Bedroom 1 - 3.71m x 3.94m (12'2" into door recess x 12'11")

Double bedroom with Upvc double glazed window.



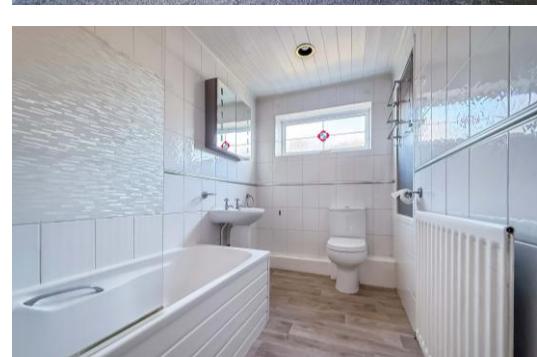
## Bedroom 2 - 2.74m x 3.91m (9'0" x 12'10")

Double bedroom with Upvc double glazed window overlooking rear of property.



## Bathroom/WC - 2.82m x 1.63m (9'3" x 5'4")

Opaque Upvc double glazed window three-piece white suite with low level WC, pedestal wash hand basin and twin grip panelled bath with glazed shower screen, plumbed-in shower and wall grip. Built-in cupboard over stairs. Tiled walls and close board panelled ceiling with spot lighting.



## Outside

The property is situated in a surprisingly generous plot opposite green to front. There is off road car parking for numerous vehicles and secure gated side access leading to rear garden and separate useful storage unit. The garden is well established and stocked with a variety of plants, shrubs and trees, fishpond and garden trellis. The property is convenient for nearby Marshside Nature Reserve, perfect for dog walking.

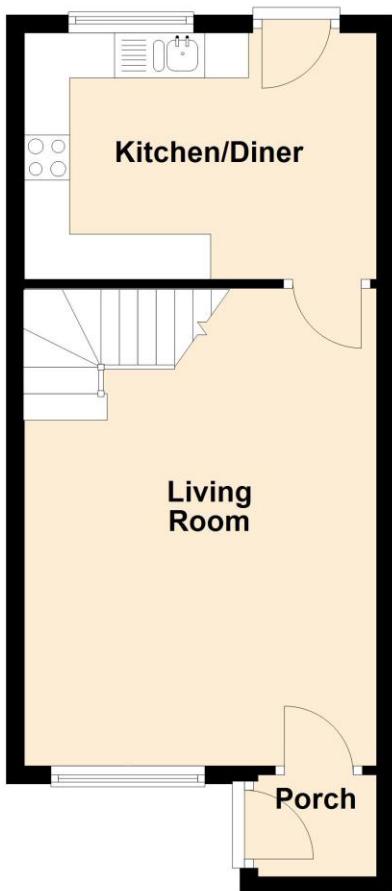
## Council Tax

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

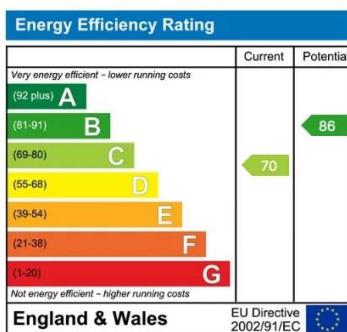
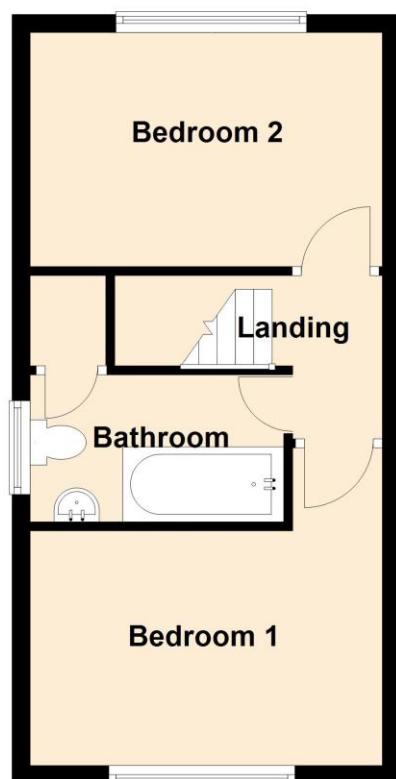
## Tenure

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.