



McGUIRE
ESTATE AGENTS

3 Bed Semi-Detached

£159,999



Coyford Drive , Southport, Merseyside, PR9 9GN

A fabulous opportunity for a first time buyer! This fully refurbished THREE bedroom property is ready to move in and just unpack. This semi detached property is low maintenance; which means running costs are kept to a minimum. Fitted with Upvc double glazed windows and gas fired central heating. Situated in a popular residential area in a cul-de-sac off Seaton Way in Marshside. A local Doctors, supermarket and bus service are all in the vicinity.

The accommodation briefly comprises: Entrance hall, lounge, kitchen diner, three bedrooms and family bathroom. There are gardens front and rear and ample off road parking

Viewing is essential.

Key Features

FULLY REFURBISHED

THREE BEDROOMS

OPEN PLAN KITCHEN

Ground Floor

ENTRANCE HALL - Access to all ground floor rooms, stairs to first floor, radiator.

LOUNGE - 12' 3" x 13' 1" (3.74m x 3.99m) Two Upvc double glazed windows to front, radiator, under stairs storage cupboard.

KITCHEN/DINING AREA - 11' 10" x 15' 6" (3.63m x 4.74m) Newly fitted open plan kitchen with a range of wall and base units with matching worktops, integrated four ring gas hob, oven and stainless steel sink. The kitchen is plumbed for washing machine and space for fridge freezer. Upvc double glazed windows to side and rear with French doors leading to rear garden, radiator.



First Floor

LANDING - Upvc double glazed window to side, loft access.

MASTER BEDROOM - 8' 9" x 13' 8" (2.67m x 4.19m) Upvc double glazed window to front, fitted wardrobes/cupboard, radiator.

BEDROOM TWO - 10' 1" x 9' 9" (3.09m x 2.98m) Upvc double glazed window to rear, radiator, built-in cupboard.

BEDROOM THREE - 10' 6" x 6' 5" (3.22m x 1.97m) Upvc double glazed window to front, radiator, built-in cupboard.

BATHROOM - 6' 4" x 6' 1" (1.94m x 1.87m) Upvc double glazed window to rear, fully tiled walls and floor, fitted with panelled bath with shower over, wash basin, low level WC.



Exterior

OUTSIDE - Mainly paved to the front for off road parking, laid lawn and access to rear garden.

The garden is mainly laid to lawn with paved patio area.



Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



