



McGUIRE
ESTATE AGENTS

3 Bed Semi-Detached

£146,000



Lytham Road , Marshside, Southport, PR9 9UN

A very well presented THREE bedroom semi detached house in a residential area close to local schools, amenities and transport links to town centre. The property benefits from gas central heating and is double glazed throughout. Accommodation comprises to the ground floor: porch, hall, lounge, modern dining kitchen and rear sitting room. To the first floor are three bedrooms and family bathroom. There is a driveway to the front with space for several vehicles and a rear garden. Viewing is highly recommended. This property also benefits from being chain free.

Key Features

Churchtown Location

3 Bedrooms

2 reception rooms

Off Street Parking

CHAIN FREE

Ground Floor

PORCH - Upvc double glazed doors and side panels leading to..

HALLWAY - Access to ground floor rooms, stairs to first floor, radiator.

LOUNGE - 15' 5" x 13' 7" (4.71m x 4.15m) Upvc double glazed window to front, living flame gas with feature surround and radiator.

KITCHEN/DINING ROOM - 9' 3" x 15' 11" (2.83m x 4.86m) Fitted with a range of wall and base units with worktops and integrated stainless steel sink, space for fridge freezer, dining area and Upvc double glazed window to rear. Storage cupboard plumbed for washing machine.

REAR SITTING ROOM - 9' 1" x 11' 8" (2.77m x 3.56m) Upvc double glazed window to side and rear with French doors leading to rear garden. Paved with stunning stone flooring and a feature multi fuel burner.



First Floor

LANDING - Loft access and window to side.

MASTER BEDROOM - 10' 3" x 11' 9" (3.14m x 3.6m) Upvc double glazed window to front, radiator.

BEDROOM TWO - 11' 3" x 8' 10" (3.45m x 2.71m) Upvc double glazed window to rear, radiator.

BEDROOM THREE - 9' 5" x 7' 6" (2.88m x 2.31m) Upvc double glazed window to rear, radiator.

BATHROOM - 5' 4" x 8' 0" (1.64m x 2.46m) Fitted with a three piece suite comprising off panelled bath with shower over, low level WC, wash basin, radiator and Upvc double glazed window to side.



Exterior

OUTSIDE - To the front in mainly paved for off road parking and large side gates leading to rear garden.

Rear had a large paved patio area and spacious laid lawn and the benefits of a good size garage with electric.



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.



