



**McGUIRE**  
ESTATE AGENTS

2 Bed Semi-Detached

**£115,000**



## Elswick Road , Marshside, Southport, PR9 9NU

IDEAL FOR FIRST TIME BUYERS or BUY TO LET is this three bedroom property located in a popular residential location and benefits from UPVC double glazing throughout and a gas central heating system, and briefly comprises of; lounge, kitchen to the ground floor with two bedrooms and bathroom to the first floor. The property is convenient for local amenities, schools and public transport links this property would be of particular interest to first time buyers and landlord investors. For sale with the added benefit of No Onward Chain.

## Key Features

Ideal first time buyer home

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## Ground Floor

**Entrance Hall** - UPVC door into with stairs to the first floor, radiator and door to the lounge.

**Lounge** - 14' 7" x 10' 0" (4.47m x 3.07m) Upvc double glazed window to the front, radiator.

**KITCHEN** - 13' 1" x 8' 11" (4.01m x 2.72m) Fitted with a range of wall and base units with contrasting work tops, integrated stainless steel sink, four ring gas hob and oven with extractor fan over. Plumbed for washing machine and dishwasher, space for fridge freezer. Upvc double glazed window and door to rear.



## First Floor

**Landing** - Upvc double glazed window to side, loft access.

**Bedroom one** - 10' 2" x 13' 1" (3.1m x 4.01m) Upvc double glazed window to front, airing cupboard, radiator.

**BEDROOM TWO** - 13' 5" x 8' 0" (4.11m x 2.46m) Upvc double glazed window to rear, radiator.

**BATHROOM** - 7' 8" x 4' 9" (2.36m x 1.45m) Three piece suite comprising of; panelled bath with shower over, wash basin, low level WC, radiator. Tiled wall and Upvc double glazed window to rear.

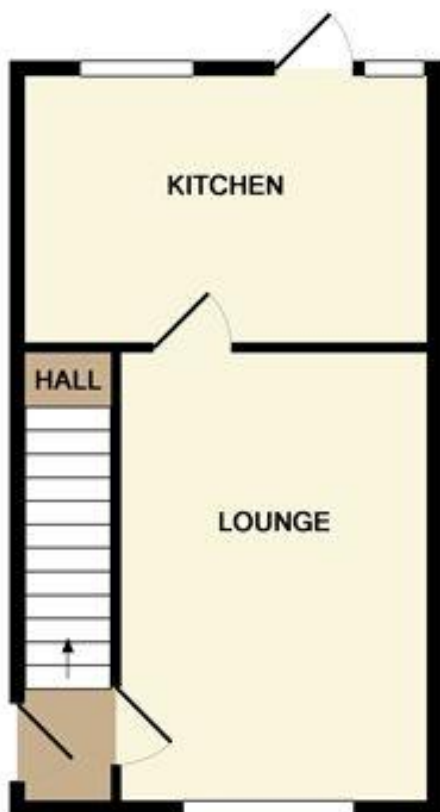


## Exterior

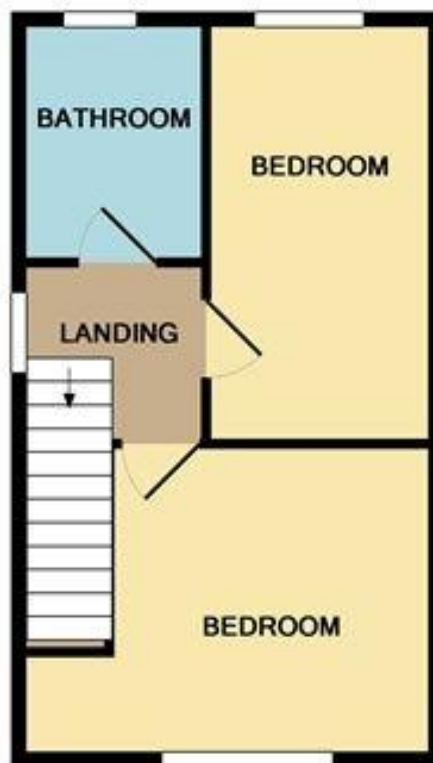
**EXTERNAL** - To the front of the property is a small laid lawn garden with potted borders and off street parking provided to the side of the property. With side gate access to the rear is westerly facing rear garden.



## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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, Scotland & Wales		70	71
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & 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.