




-  Detached Dormer Bungalow
-  Three Bedrooms
-  Conservatory

-  Shower Room & Bathroom
-  Garage & Parking
-  Private Rear Garden

**Price: £260,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Located in a sought after residential area of Marshside, an early inspection is highly recommended of this particularly well presented and deceptively spacious detached dormer bungalow with versatile accommodation providing the ability to live on the ground floor alone, or to utilise both floors. The present owner has created a beautifully appointed, immaculately presented home which is ready to move straight into.

Much improved by the current owner, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Conservatory, fitted Kitchen, Dining Room/Bedroom 3 and modern Shower Room to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside, the property stands in lawned gardens to front and rear, with paved driveway providing off road parking leading to the Garage.

Garstang Road is located off Fylde Road where there are local shops and public transport facilities to the town centre. Churchtown Village is also readily accessible.





## Ground Floor:

### Hall

**Living Room** - 4.7m x 3.61m (15'5" x 11'10")

**Conservatory** - 3.43m x 2.69m (11'3" x 8'10")

**Kitchen** - 3.61m x 1.93m (11'10" x 6'4")

**Dining Room/Bedroom 3** - 4.24m x 3.18m (13'11" x 10'5")

**Shower Room** - 1.93m x 1.75m (6'4" x 5'9")

## First Floor:

### Landing

**Bedroom 1** - 3.68m x 3.58m (12'1" x 11'9")

**Bedroom 2** - 3.58m x 3.23m overall (11'9" x 10'7")

**Bathroom** - 2.74m x 1.63m overall (9'0" x 5'4")

**Outside:** The property stands in lawned gardens to front and rear, with paved driveway providing off road parking leading to the Garage.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

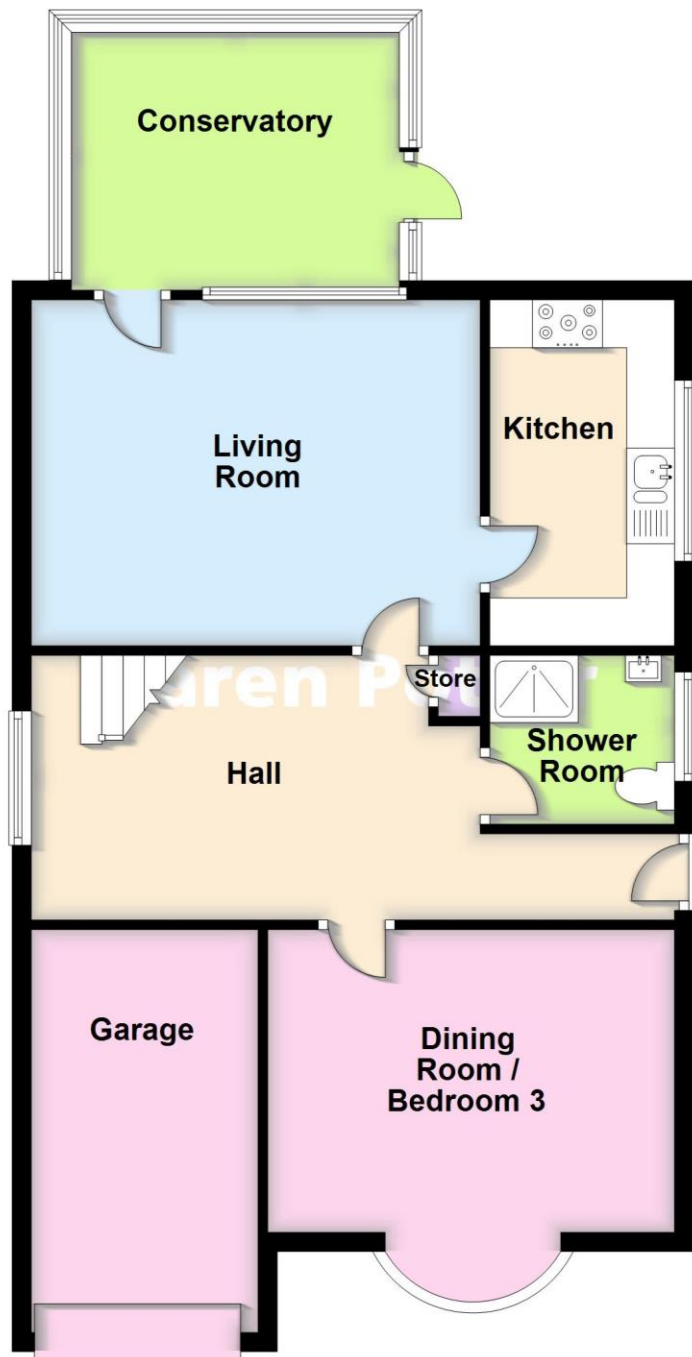
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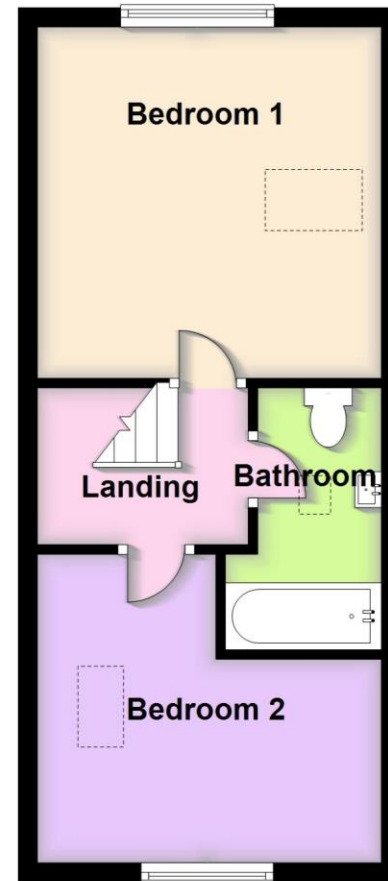
### Ground Floor

Approx. 77.8 sq. metres (837.9 sq. feet)



### First Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 109.2 sq. metres (1175.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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