



**Karen  
Potter** THE  
ESTATE  
AGENT

Fylde Road  
Marshside, Southport PR9 9XJ



£249,950

Subject to contract



[www.karenpotter.co.uk](http://www.karenpotter.co.uk)



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Forming part of the 2017 re-development of the former Bradstock Lockett Hospital Home And School Of Recovery, by the highly regarded local firm, Melford Homes, this beautifully presented semi-detached family home must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazed throughout, the well planned accommodation briefly comprises: Hall, Cloakroom/WC, Living Room and fitted Kitchen Dining Room with bi-folding doors to the rear garden to the ground floor, with three Bedrooms (Bed 1 with En-Suite Shower Room), and a family Bathroom on the first floor.

Outside, there is a tarmac driveway providing off road parking and an enclosed garden arranged with paved patio and shaped lawn.

Standing on Fylde Road, the property is very well placed for accessing the shops, schools and amenities of Marshside and Churchtown.



FYLDE ROAD, MARSHSIDE, SOUTHPORT PR9 9XJ

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Total area: approx. 78.4 sq. metres (844.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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	



## Ground Floor:

Hall

Cloakroom/WC

**Living Room** - 4.57m x 3.86m (15'0" x 12'8")

**Kitchen/Dining Room** - 4.57m x 2.84m (15'0" x 9'4")

## First Floor:

Landing

**Bedroom 1** - 3.43m x 2.84m (11'3" x 9'4")

En-Suite

**Bedroom 2** - 3.18m x 2.26m (10'5" x 7'5")

**Bedroom 3** - 3.18m x 1.52m (10'5" x 5'0")

Bathroom

**Outside:** There is a tarmac driveway providing off road parking and an enclosed garden arranged with paved patio and shaped lawn.

**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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