



-  Semi Detached Bungalow
-  Three Bedrooms
-  Immaculately Presented Accommodation

-  Beautifully Landscaped Gardens
-  Garage and Parking
-  Modern Fitted Kitchen

Price: £240,000 Subject to Contract

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





An early inspection is highly recommended of this quite exceptional semi-detached bungalow, occupying a generous plot in a sought after residential area of Marshside.

The current owners have completed a comprehensive programme of modernisation to include replacement kitchen, bathroom, boiler, loft conversion and new roof. Gas centrally heated and double glazed throughout, the well planned accommodation briefly comprises; Entrance Vestibule, Living Room, Inner Hall, with doors to Bedrooms 1 & 2, Bathroom, and staircase up to the Loft Conversion providing the 3rd Bedroom.

Outside, the bungalow stands in beautifully presented landscaped gardens, the front incorporating a driveway for off road parking with twin composite gates giving access down the side of the property to the Garage with power & light connected. The rear garden is a good size, arranged with paved patio and extensive shaped lawn and a detached workshop measuring 14' by 8' standing at the foot of the garden, also with power & light connected.

Primrose Close is located off Kingston Crescent which runs off Ferryside Lane and Fylde Road, where there are public transport facilities to the town centre. Churchtown village is also readily accessible.



Ground Floor:

Entrance Vestibule

Living Room - 4.48m x 3.48m (14'8" x 11'5") overall

Kitchen - 3.14m x 2.35m (10'3" x 7'8")

Inner Hall

Bedroom 1 - 3.73m x 2.9m (12'2" x 9'6")

Bedroom 2 - 2.93m x 2.72m (9'7" x 8'11")

Bathroom - 2.05m x 1.75m (6'8" x 5'8")

First Floor:

Bedroom 3 - 5.94m x 2.86m (19'5" x 9'4") plus recess

Outside:

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Council Tax:

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

Tenure:

Leasehold for a term of 999 years from 1st January 1969, subject to an annual ground rent of £17.50.

Mobile Phone Signal:

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

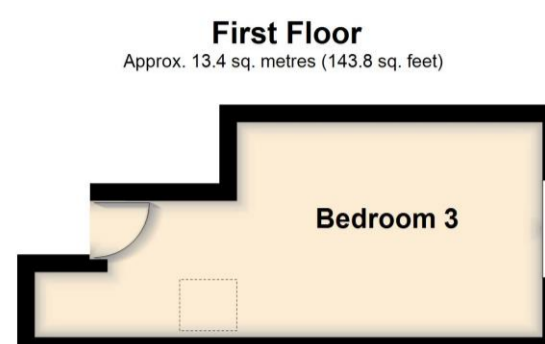
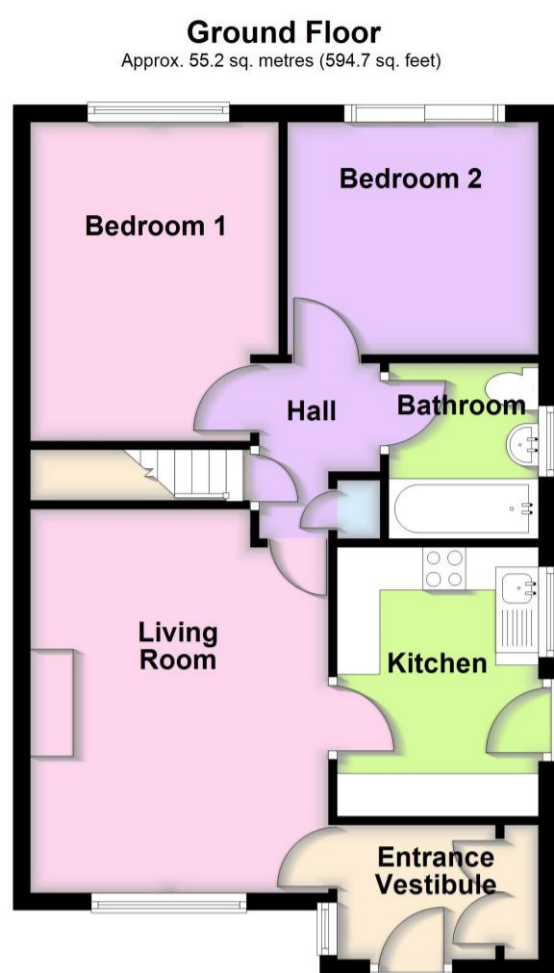
Broadband:

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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Total area: approx. 68.6 sq. metres (738.4 sq. feet)

EPC AWAITED

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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