



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Conservatory
-  Gardens & Parking
-  No Chain

**Price: £199,950** Subject to Contract

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







Offered for sale with no onward chain, this well planned, semi detached house with private rear garden is located in a popular residential area of Marshside.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Dining Room, Conservatory and Kitchen to the ground floor with three Bedrooms and Shower Room to the first.

Outside, a paved driveway provides off road parking with enclosed carport beyond. The south facing rear garden has paved patio, shaped lawn and established borders.

Truro Avenue is located off Millars Pace running off Fylde Road. Local schools, shops and public transport facilities are readily accessible.





## Ground Floor:

### Hall

**Living Room** - 3.99m x 3.23m (13'1" x 10'7")

**Dining Room** - 3.33m x 3.23m (10'11" x 10'7")

**Conservatory** - 3.58m x 2.74m (11'9" x 9'0")

**Kitchen** - 3.33m x 2.13m plus recess (10'11" x 7'0")

## First Floor:

### Landing

**Bedroom 1** - 3.84m x 3.07m (12'7" x 10'1")

**Bedroom 2** - 3.45m overall x 3.07m (11'4" x 10'1")

**Bedroom 3** - 2.9m x 1.96m (9'6" x 6'5")

**Shower Room** - 1.96m x 1.88m (6'5" x 6'2")

**Outside:** A paved driveway provides off road parking with enclosed carport beyond. The south facing rear garden has paved patio, shaped lawn and established borders.

**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.

© 2024 All Rights Reserved





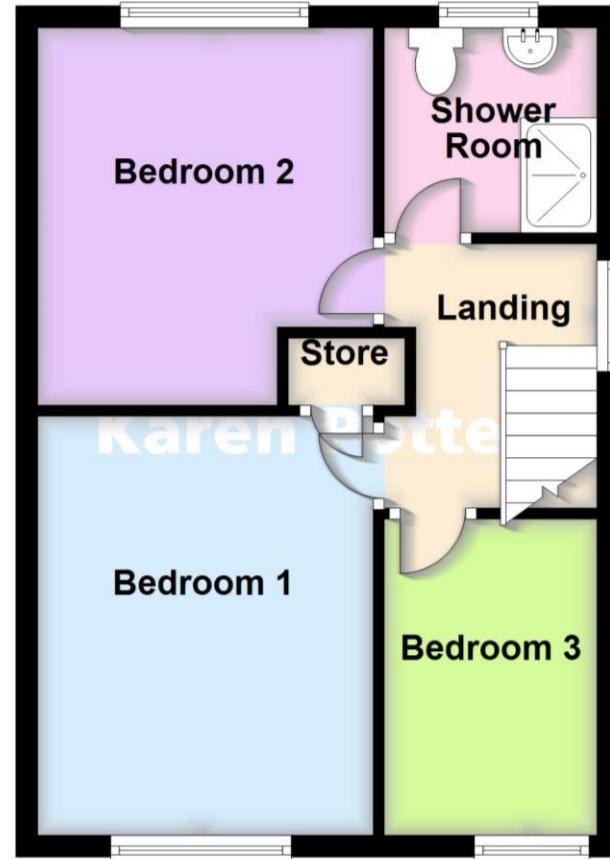
### Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.6 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

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.



5 Hill Street, Southport

PR9 0NW

01704 500 008

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