



Shellfield Road, Marshside,
Southport PR9 9UR



-  **Detached Bungalow**
-  **Two Bedrooms**
-  **Two Reception Rooms**
-  **Conservatory**
-  **Modern Fitted Kitchen**
-  **Low Maintenance Gardens**

Located in a popular residential area, a well proportioned double fronted detached bungalow offering attractively planned accommodation installed with gas central heating and upvc double glazing, well worthy of an early internal inspection.

Improved by the current owner, the well presented accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Fitted Kitchen, Rear Porch, Conservatory, Bedroom 1 with mirrored wardrobes, Bedroom 2 and Shower Room. There are low maintenance gardens to both front and rear, the front offering off road parking.

Shellfield Road is located off Marshside Road which leads towards the many amenities of Churchtown shopping village. There are local primary and secondary schools within the vicinity together with public transport facilities to the town centre.

Price: £189,950 Subject to Contract

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

GROUND FLOOR:

ENTRANCE VESTIBULE Upvc double glazed double doors to front, upvc double glazed entrance door to Hall.

HALL Picture rail.

LIVING ROOM 13' 7" into bay x 11' 4" (4.14m x 3.45m) Upvc double glazed bay window to front, upvc double glazed window to side, electric fire set in modern surround with mirrored insert, picture rail.

DINING ROOM 11' 10" x 11' 4" (3.61m x 3.45m) Upvc double glazed window to rear, upvc double glazed window to side, bamboo flooring, picture rail, archway to Kitchen.

KITCHEN 10' 2" x 6' 10" (3.1m x 2.08m) Fitted with a matching range of modern white base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built in wine rack. Fitted American style fridge freezer, plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, bamboo flooring, upvc double glazed windows to side and rear.

REAR PORCH Upvc double glazed window to side, upvc double glazed door to garden.

BEDROOM 1 13' 7" into bay x 10' 10" (4.14m x 3.3m) Upvc double glazed bay window to front, wardrobes with full-length mirrored sliding doors, picture rail.



BEDROOM 2 11' 10" x 8' 11" (3.61m x 2.72m) Picture rail, upvc double glazed double doors to Conservatory.

CONSERVATORY 13' 10" x 12' 3" (4.22m x 3.73m) Brick and upvc double glazed construction with vent windows, polycarbonate roof and power connected, wooden laminate flooring, upvc double glazed double doors to garden.

SHOWER ROOM 8' 8" x 5' 10" (2.64m x 1.78m) Fitted with three piece modern white suite comprising double shower enclosure with fitted shower above and matching shower base, pedestal wash hand basin, close coupled wc and full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, wall mounted medicine cabinet, upvc double glazed window to rear, tiled flooring, pull down ladder giving access to part boarded and insulated loft space housing boiler.

OUTSIDE: There are gardens to both the front and rear, the front offering off road parking with well stocked borders and loose stone areas. The rear garden comprises a raised decked patio area, borders stocked with shrubs and plants, a brick built garden store with plumbing for washing machine and adjoining workshop.



Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

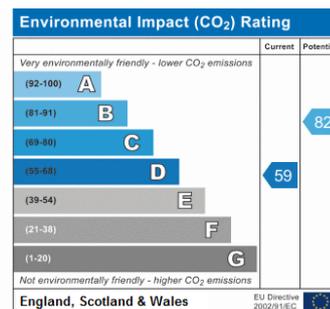
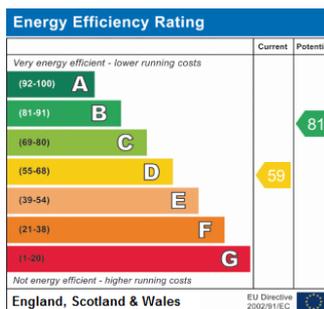
Tenure: Yet to be formally verified.

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

© 2018 All Rights Reserved

Ground Floor

Approx. 87.4 sq. metres (941.2 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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 21/02/2018