



Croyde Close, Marshside, Southport PR9 9FS

-  **Detached House**
-  **Extended To The Rear**
-  **Six Bedrooms**
-  **Cul de Sac Position**
-  **Gardens**
-  **Parking**

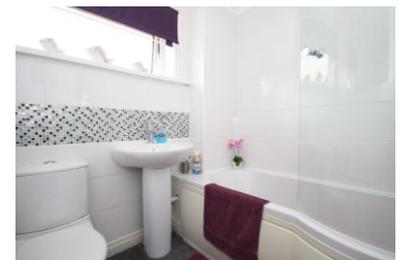
Internal inspection is highly recommended of this very well presented six bedroom detached house located in a quiet cul-de-sac location in Marshside, well placed for local shops, schools and amenities.

The gas centrally heated and upvc double glazed accommodation briefly comprises: Hall, Cloaks/WC, Living Room, Dining Area open plan to modern fitted Kitchen/Breakfast Room with integrated appliances and Lounge on the ground floor. Six Bedrooms and a family bathroom are located to the first floor, whilst outside, lawned gardens are arranged to the front, side and rear with extensive driveway providing off road parking.

Croyde Close is a cul-de-sac off Hartland Avenue, which is a turning off Millars Pace adjacent to Fylde Road.

Price: Offers in the Region of £260,000
Subject to Contract

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



GROUND FLOOR:



HALL Upvc entrance door to side, dado rail, staircase to first floor landing with built-in under-stairs storage cupboard

WC Upvc obscure double glazed window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap, low-level wc and full height ceramic tiling to all walls, wall mounted mirror, tiled flooring

LIVING ROOM 19' 2" x 11' 7" (5.84m x 3.53m) Upvc double glazed leaded window to front, upvc double glazed leaded bow window to front, electric fire set in marble style surround, coving to ceiling

KITCHEN/BREAKFAST ROOM 19' 2" x 13' 1" (5.84m x 3.99m) Fitted with a matching range of base and eye level cupboards with round edged worktops, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, space for range, tiled flooring, coving to ceiling, upvc double glazed French doors to garden, open plan to Dining Area

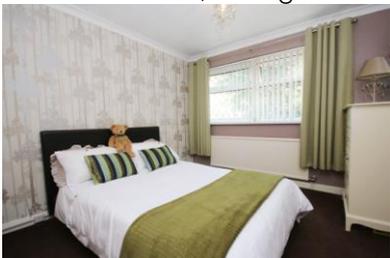
DINING AREA 13' 10" x 7' 10" (4.22m x 2.39m) Upvc double glazed window to rear, tiled flooring, coving to ceiling, upvc double glazed side door to garden, door to Lounge

LOUNGE 13' 10" x 11' (4.22m x 3.35m) Electric fire set in marble style surround, coving to ceiling, upvc double glazed sliding patio doors to garden.

FIRST FLOOR:

LANDING Upvc double glazed window to side, dado rail, coving to ceiling, built in storage cupboard

BEDROOM 1 13' x 11' (3.96m x 3.35m) Upvc double glazed window to rear, fitted bedroom suite with a range of wardrobes, overhead storage cupboards, matching bedside cabinets and drawers, coving to ceiling



BEDROOM 2 11' 7" x 9' 7" (3.53m x 2.92m) Upvc double glazed leaded window to front, coving to ceiling

BEDROOM 3 11' 7" x 9' 4" (3.53m x 2.84m) Upvc double glazed leaded window to front, coving to ceiling



BEDROOM 4 14' x 7' (4.27m x 2.13m) Upvc obscure double glazed window to side, coving to ceiling

BEDROOM 5 13' x 7' 10" (3.96m x 2.39m) Upvc double glazed window to rear, fitted range of wardrobes matching dressing table and drawers, coving to ceiling



BEDROOM 6 12' 6" x 8' 8" (3.81m x 2.64m) Upvc double glazed window to side, coving to ceiling

BATHROOM 7' x 6' 3" (2.13m x 1.91m) Fitted with three piece modern white suite comprising deep panelled bath with separate shower over and glass screen, pedestal wash hand basin, close coupled wc, full height ceramic tiling to all walls, extractor fan, mirrored cabinets, upvc obscure double glazed window to side, tiled flooring.



OUTSIDE: The property stands in well presented mature gardens with shaped lawns, paved patio area, established well stocked borders with timber garden store. A driveway provides off road parking to the front and leads to the carport.

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.

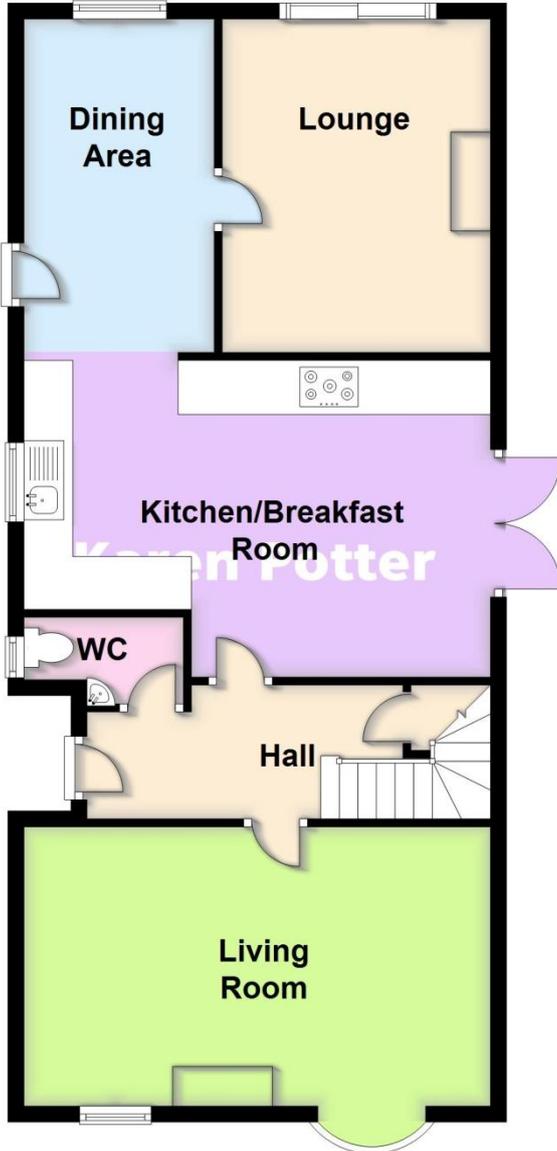
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 79.0 sq. metres (850.2 sq. feet)



First Floor

Approx. 80.2 sq. metres (863.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		67	76

Karen Potter Estate Agents can advise prospective purchasers on the energy efficiency of a property. 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.

Prospective purchasers are advised to check the energy efficiency of a property. 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.