



**3 Truro Avenue  
Marshside, PR9 9RT £240,000  
'Subject to Contract'**

Step into this beautifully modernized three-bed semi, finished to exacting standards and ready to make your own, No Chain, No Delay! Positioned on the sought-after Marshside estate, you'll have nature reserves on your doorstep, perfect for dog walking, and amenities on nearby Fylde Road: Doctors, Pharmacy, award-winning chippy, and co-op. Bus routes whisk you to Churchtown and Southport town centre, with A565 commuter links close by. Inside, enjoy an open-plan lounge and sleek kitchen-diner with integrated appliances, plus patio doors to a generous enclosed garden. Upstairs: three bedrooms and a stylish family bathroom. With mature gardens and off-road parking, it's a perfect step for first-time buyers or downsizers alike!

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Open Entrance Vestibule

Upvc double-glazed door, opaque Upvc double-glazed side insert, leading to...

## Entrance Hall

Staircase leads to first floor with handrail, spindles, and newel post. Understairs storage cupboard. Recess spotlighting, and door leads to...

## Lounge - 3.99m x 3.23m (13'1" x 10'7")

Upvc double-glazed window to front of property, electric fire with Marble interior, hearth, and wooden fire surround. Archway provides open-plan access leading to...

## Dining Kitchen - 3.33m x 5.13m (10'11" x 16'10")

Upvc double-glazed double patio doors and window provides aspect and access to enclosed garden at the rear. Open-plan dining area leading to fitted modern-style kitchen arranged in a white gloss style with built-in base units, which include cupboards and drawers, wall cupboards (one housing the 'Worcester' combination-style central heated boiler system), and working surfaces with one-and-a-half bowl sink unit, mixer tap, and drainer. Appliances include electric oven, four-ring ceramic-style hob, and plumbing is available for washing machine. There is also integral fridge and freezer. Partial 'Karndean' flooring laid, and useful built-in cupboard to one wall.

## First Floor Landing

Loft access and opaque Upvc double-glazed window to side. Recess spotlighting.

## Bedroom 1 - 4.04m x 3.07m (13'3" x 10'1")

Upvc double-glazed window, built-in cupboard, and recess spotlighting.

## Bedroom 2 - 3.48m x 2.74m (11'5" x 9'0")

Upvc double-glazed window overlooks rear of property.

## Bedroom 3 - 3.12m x 1.96m (10'3" x 6'5")

Upvc double-glazed window, built-in cupboard over stairs.

## Bathroom/WC - 1.85m x 2.24m (6'1" x 7'4")

Opaque Upvc double-glazed window with three-piece modern white suite comprising panel bath with central mixer tap, glazed shower screen with plumbed-in overhead rainfall-style shower and handheld shower attachment, vanity wash hand basin with mixer tap and drawers below, and low-level WC. Tiled walls and 'Karndean' flooring laid.

## Outside

Established gardens adjoin the property with hard-surface driveway access to front providing off-road parking. Lawn and loose stone borders. Side entry access leads to enclosed garden at the rear with further flagged patio and laid-to lawn, well-screened, including composite storage shed.

## Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

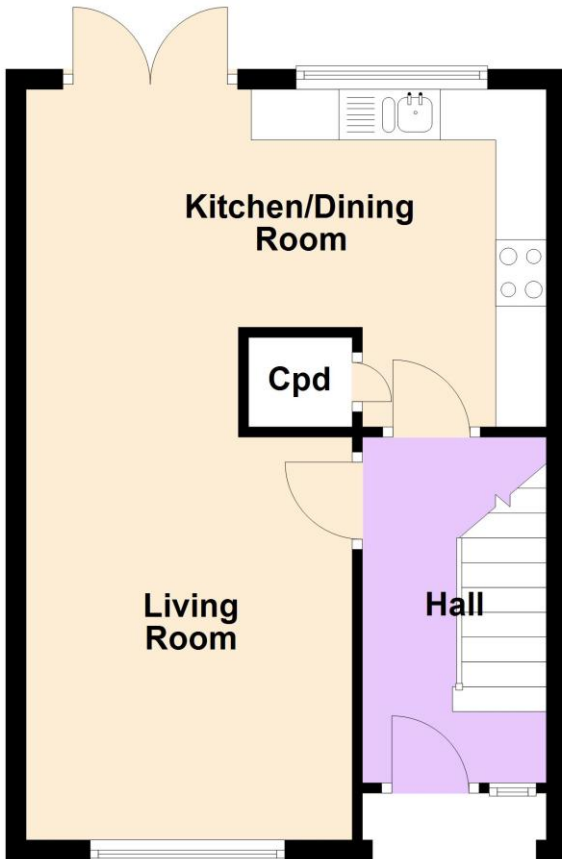
## Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



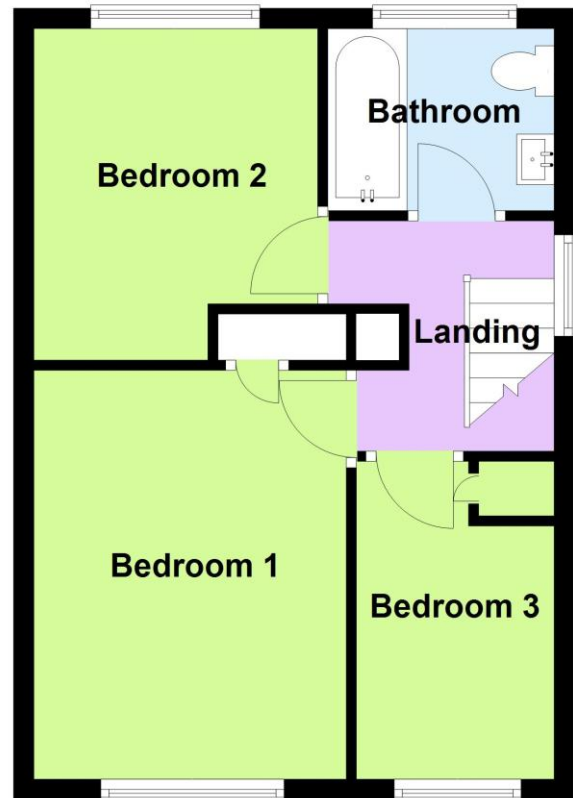
## Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



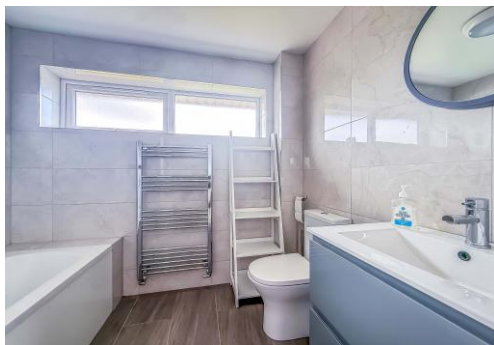
## First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.