



**26 Fairhaven Road
Southport, PR9 9UJ £205,000
'Subject to Contract'**

Seize the opportunity to create your dream home! This semi-detached true bungalow offers a blank canvas for modernisation and improvement, all with no chain delay and vacant possession. Nestled in a prime location close to the charming villages of Churchtown and Crossens Villages, just off Fylde Road, you'll find a wealth of amenities on your doorstep, including Doctors' Surgeries, Pharmacies, an award-winning fish and chip shop, and the Co-op. Nature lovers will appreciate the nearby Marshside Nature Reserve, while commuters benefit from excellent access to the A565. The accommodation comprises an entrance hall, front lounge, dining room opening into a galley kitchen, two/three bedrooms, and a shower room with WC. Outside, there are generous established gardens with lawn and patio areas, together with off-road parking for multiple vehicles to the front.

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Southport's Estate Agent

Entrance Hall

Upvc double-glazed entrance door leading to entrance hall, including loft access.

Front Lounge/Bedroom - 4.34m x 3.25m (14'3" x 10'8")

Upvc double-glazed square bay window to front, opaque Upvc double-glazed side windows, living flame gas fire with tiled interior, hearth, and wooden fire surround. Picture rail, ceiling molding, and wall light points.



Rear Lounge/Dining Room - 4.29m x 3.48m (14'1" x 11'5" into recess)

Upvc double-glazed sliding patio doors lead to garden at the rear. Base unit fitted to chimney recess with shelving. Picture rail and door leads to...



Kitchen - 3.23m x 1.8m (10'7" x 5'11")

Upvc double-glazed window overlooks rear garden with a range of built-in base units including cupboards, drawers, wall cupboards, glazed china cupboards, and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Space available for cooker, freestanding fridge, and plumbing for washing machine. Wall-mounted Worcester combination-style central heated boiler system, part wall tiling.



Bedroom 1 - 3.25m x 3.28m (10'8" x 10'9")

Upvc double-glazed side window and picture rail.

Bedroom 2 - 3m x 2.24m (9'10" x 7'4")

Upvc double-glazed window, picture rail.



Shower Room/WC - 2.13m x 1.75m (7'0" x 5'9")

Opaque Upvc double-glazed window. Three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap, cupboards and drawers below, and corner step-in shower enclosure with plumbed-in shower, wall grip, tiled walls, and panelled ceiling with recessed spotlighting and extractor.

Outside

Twin wrought iron gates give access to a paved driveway to front providing off-road parking. The rear garden is extensive in size, and a paved patio leads to laid-to lawn, including a detached garage, which is definitely in need of repair and attention or removal.



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 Leasehold for the residue term of 999 years from 1 November 1933 with an annual ground rent payable of £5. This information is provided in good faith and should be verified by the purchaser's solicitor. (subject to formal verification)



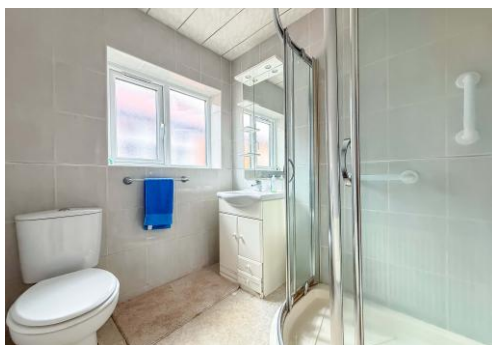
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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