



**17 Ottery Close, Marshside,
Southport, PR9 9GE
£220,000 Subject to Contract**

An inviting family home, this beautifully presented semi-detached property offers comfort and practicality with gardens and off-road parking. A welcoming entrance porch leads into a bright lounge, featuring a cozy living-flame gas fire. The heart of the home is the contemporary dining kitchen, complete with modern appliances and French doors opening onto the rear garden, perfect for indoor-outdoor living. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom with a P-shaped bath and electric shower. Outside, enjoy an enclosed rear garden with a patio and lawn, ideal for relaxation, alongside a convenient driveway for off-road parking. Situated in a desirable area, this home combines comfortable living with excellent local amenities.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch

Upvc double-glazed outer door and side windows. Tiled floor. Inner door to...

Lounge - 4.24m x 4.39m (13'11" x 14'5")

Upvc double-glazed and leaded windows to both the front and side. Living-flame gas fire in attractive surround. Stairs to first floor with handrail, spindles and newel post. Door to....



Dining Kitchen - 3.17m x 4.44m (10'5" x 14'7")

Upvc double-glazed French doors leading to the rear garden. Understairs storage cupboard. The kitchen is installed with a range of contemporary base units with cupboards and drawers, wall cupboards and working surfaces. Single-bowl stainless-steel sink unit with mixer tap. Integral electric oven and four-ring gas hob. Plumbing for washing machine and recessed space for fridge and freezer. Part wall tiling and LVT flooring. Wall-mounted 'Vaillant' combination-style central heating boiler.



First Floor Landing

Upvc double-glazed window. Built-in cupboard over the stairs. Loft hatch.

Bedroom 1 - 4.88m x 2.49m (16'0" x 8'2")

Upvc double-glazed window. Airing cupboard.

Bedroom 2 - 2.77m x 2.44m (9'1" x 8'0")

Upvc double-glazed window.



Bedroom 3 - 3.07m x 1.85m (10'1" into door recess x 6'1")

Upvc double-glazed window. Built-in cupboard with hanging and shelf space.

Bathroom & WC - 1.85m x 1.91m (6'1" x 6'3")

White suite comprising P-shaped panelled bath with waterfall tap, electric shower and shower screen, vanity wash-hand basin with cupboards below and low-level WC. Easy-clean wall covering, close-boarded ceiling with recessed spotlighting and extractor. Upvc double-glazed window.



Outside

Gardens to both the front and rear. Off-road parking with driveway to the side. The enclosed rear garden includes a paved patio area, lawn, borders and substantial garden shed (electrics not connected).

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

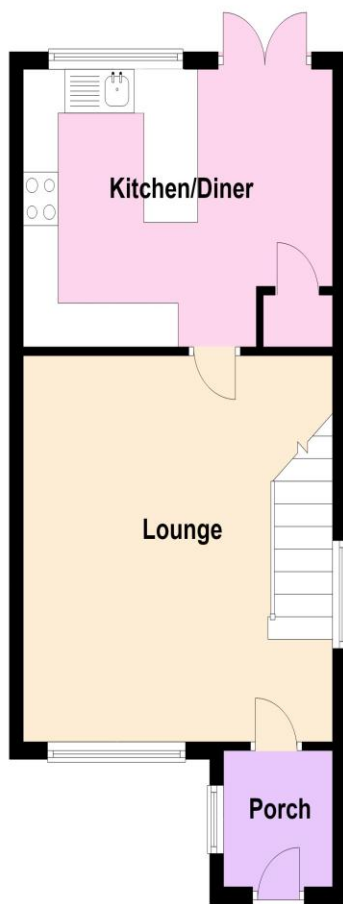
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 71.0 sq. metres (763.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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