



6 Inskip Road, Southport, PR9 9XQ

£260,000 Subject to Contract

Occupying a pleasant position along Inskip Road in the popular residential area of Marshside, this attractive detached dormer bungalow offers deceptively spacious and versatile accommodation, predominantly arranged over the ground floor, with the addition of two further rooms at first-floor level. The property is conveniently situated within easy reach of the excellent range of local amenities available along nearby Fylde Road, including doctors' surgeries, a pharmacy, an award-winning fish and chip shop and a Co-operative convenience store. Frequent local bus services provide convenient connections to the historic village of Churchtown and Southport town centre. Internally, the accommodation begins with an entrance porch opening into an entrance hall, leading through to the principal living room. This comfortable reception space provides access to a modern Shaker-style fitted kitchen, which benefits from an adjoining side lean-to/porch offering convenient access to the outside. An inner hallway, accessed from the main living room, serves a ground-floor bedroom, separate dining room and a modern-style shower room incorporating a WC. The dining room also features a fixed open-tread staircase rising to the first floor, where two additional rooms extend into the eaves, providing flexible accommodation suitable for a variety of purposes, including further bedroom space, a home office or hobby rooms, subject to any necessary consents. Externally, the property benefits from driveway access to the front, providing valuable off-road parking, together with a garage positioned towards the rear. The established gardens offer an attractive outdoor setting, enjoying a good degree of privacy and the benefit of not being directly overlooked. Combining flexible living arrangements, established gardens and a convenient location close to everyday amenities, this appealing detached dormer bungalow presents an excellent opportunity for a variety of prospective purchasers.

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Southport's Estate Agent

Entrance Porch

Upvc double glazed outer door and window, wall light point, Upvc double glazed inner door leading to...

Entrance Hall

Base unit housing electrical consumer unit and electric meter, shelving to recess. Useful built-in cloaks cupboard with hanging space, glazed inner door leading to...

Lounge - 5.03m x 3.58m (16'6" x 11'9")

Upvc double glazed window, electric fire with Marble interior, hearth and fire surround. Glazed inner doors leading to both kitchen and inner hall.

Kitchen - 2.34m x 4.5m (7'8" x 14'9")

Upvc double glazed window and opaque Upvc double glazed door leading to side entrance porch. Kitchen arranged in a modern style with a range of Shaker-style base units incorporating cupboards and drawers, wall cupboards with under-unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Integrated appliances include 'NEFF' electric oven, eye-level Bosch microwave and 'NEFF' four-ring gas hob with splashback and concealed extractor over. There is also a pull-out pantry cupboard, integrated fridge and freezer, and built-in cupboard housing wall-mounted Vaillant combination central heating boiler and gas meter. Plumbing available for washing machine. 'Karndean' flooring and part wall tiling.

Side Entrance Porch - 2.29m x 1.02m (7'6" x 3'4")

Opaque Upvc double glazed doors providing access to both front and rear, with opaque windows to side.

Inner Hall

Built-in linen cupboard and doors leading to...

Bedroom 1 - 4.19m x 2.69m (13'9" x 8'10")

Upvc double glazed window overlooking rear garden.

Shower Room/WC - 2.34m x 1.88m (7'8" into recess x 6'2")

Opaque Upvc double glazed window. Three-piece modern white suite comprising low-level WC, vanity wash hand basin with drawers below, mixer tap and vanity wall mirror above. Corner shower enclosure with plumbed-in shower. Tiled walls with ladder-style chrome heated towel rail, 'Karndean' flooring, recessed spotlighting and extractor.

Dining Room - 3.2m x 3.23m (10'6" x 10'7" overall measurements)

Upvc double glazed window, fixed open-tread staircase leading to first floor with handrail, spindles and newel post.

First Floor

Door leading to...

Bedroom 2 - 7.09m x 2.84m (23'3" x 9'4" including areas of reduced head height)

Upvc double glazed window to front, storage access to both eaves.

Bedroom 3 - 2.24m x 2.87m (7'4" x 9'5" including areas of reduced head height)

Upvc double glazed window to rear.

Outside

Gardens arranged for ease of maintenance, with flagged driveway access providing off-road parking for numerous vehicles, together with established borders containing plants and shrubs. Side driveway access provides additional off-road parking and leads to a detached garage at the rear, accessed via an up-and-over door. Secure gated side access leads to an enclosed rear garden with flagged patio and lawn, enjoying a good degree of privacy and not being directly overlooked.

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.

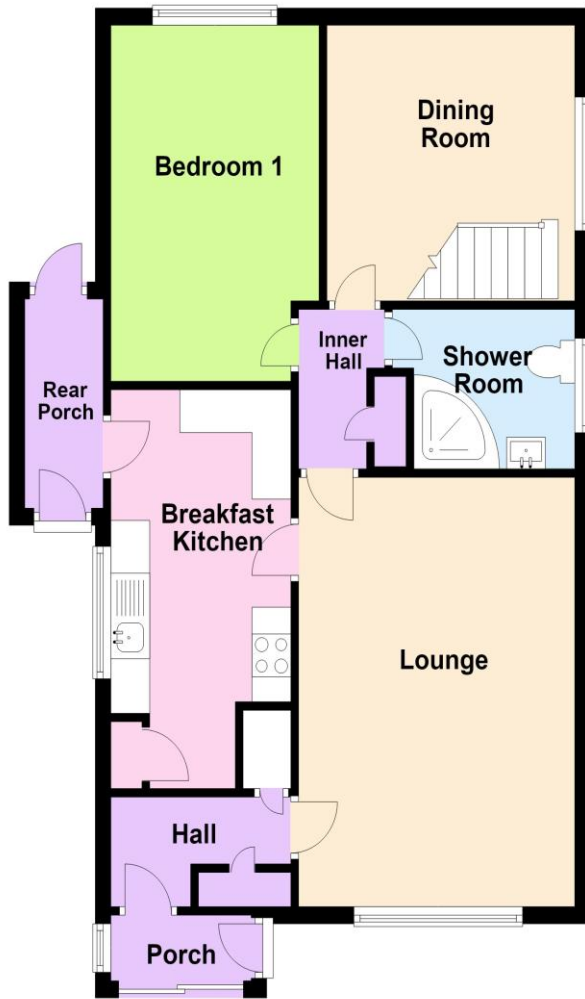
Tenure

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.



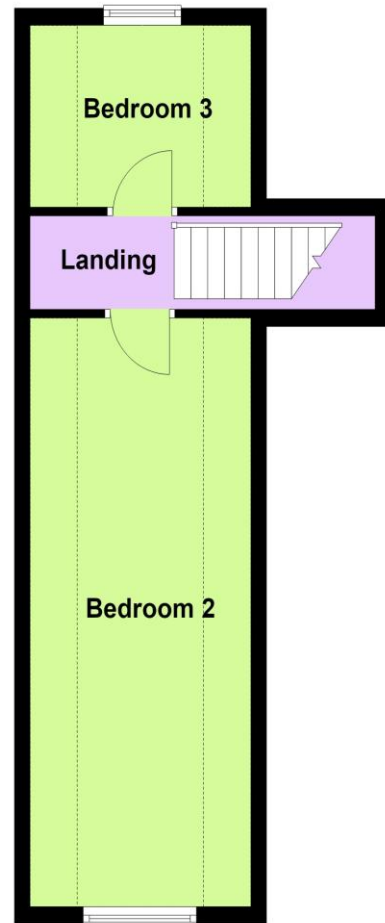
Ground Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 97.0 sq. metres (1043.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) 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		
England & Wales	59	73
		EU Directive 2002/91/EC

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