Chris Tinsley



148 Marshside Road
Southport, PR9 9SY, £375,000 ‘OIRO’
'Subject to Contract’

Occupying a generous plot along Marshside Road, this deceptively spacious, double-fronted detached bungalow offers versatile accommodation arranged over two floors, complemented by mature gardens, extensive off-road parking and a substantial 33ft x 13ft garage with working inspection pit. The flexible accommodation comprises an entrance hall, front-facing lounge and bedroom, an exceptionally spacious rear living and dining room opening into a conservatory, breakfast kitchen and ground-floor bathroom. A fixed open-tread staircase leads to the first floor, providing two further bedrooms, ideal for family living, guests or home working. Externally, the property enjoys established gardens, generous driveway parking and an impressive garage/workshop, particularly appealing to motoring enthusiasts or those requiring additional storage. Conveniently located close to Marshside Nature Reserve, local schools and everyday amenities along Fylde Road. Bus services provide access to Churchtown Village, with its speciality shops, restaurants, bars and Botanic Gardens, together with Southport town centre. An excellent opportunity offering spacious, adaptable accommodation, generous outdoor space and superb garage facilities.

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

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

Enclosed Entrance Vestibule
Composite entrance door with tiled flooring. Double glazed stained and leaded light inner door leading to....

Entrance Hall
Picture rail. Folding concertina door to useful built-in storage cupboard, also housing the wall-mounted combination-style central heating boiler, with hanging space and shelving.

Front Lounge - 4.37m x 3.66m (14'4" into bay x 12'0" into recess)
Upvc double glazed bay window. Glazed double doors leading to the rear living room.

Bedroom 1 - 4.6m x 4.09m (15'1" into bay x 13'5")
Upvc double glazed bay window.
Living Room/Dining Area - 7.29m x 6.63m (23'11" x 21'9" overall measurements)
Coal-effect electric fire with marble interior, hearth and wooden fire surround. Wall light points. Double glazed sliding patio doors leading via steps down to the conservatory at the rear, with glazed windows to the side. Open-tread staircase rising to the first floor with handrail and newel post. Doors also lead to the ground floor bathroom/WC and breakfast kitchen.

Bathroom/WC - 2.21m x 2.72m (7'3" x 8'11")
Opaque UPVC double glazed window. Modern four-piece white suite comprising low-level WC, twin-grip panelled bath with mixer tap and vanity wash hand basin with mixer tap. Vanity wall mirror incorporating medicine cabinet. Step-in shower enclosure with 'Triton' electric shower and wall grips. Tiled walls and flooring, ladder-style chrome heated towel rail, recessed spotlighting and extractor fan.

Breakfast Kitchen - 5.49m x 3.48m (18'0" x 11'5")
Upvc double glazed windows and door leading to the rear. Opaque Upvc double glazed window to the side. A range of built-in base units incorporating cupboards and drawers, with matching wall cupboards and working surfaces incorporating a breakfast bar and single-bowl sink unit with mixer tap and drainer. Plumbing available for a washing machine. Appliances include four-ring gas hob with stainless steel splash back and extractor hood above. Tiled flooring and recessed spotlighting.

Conservatory - 3.58m x 5.23m (11'9" x 17'2")
Upvc double glazed sliding patio doors leading to the rear gardens. Two ceiling fans with light points and tile-effect vinyl-covered flooring.

First Floor Landing
Wall light point and double-glazed skylight maximising natural light.

Bedroom 2 - 2.95m x 5.18m (9'8" x 17'0" overall measurements)
Overall measurements incorporating areas of reduced head height. Double glazed skylight to roof pitch, recessed spotlighting and inner door leading to....

En-Suite/WC - 1.55m x 2.24m (5'1" x 7'4" overall measurements incorporating areas of reduced head height)
Low-level WC, wash hand basin, part-wall tiling, extractor fan and recessed spotlighting. Door leading to eaves storage space.

Bedroom 3 - 3.86m x 3.63m (12'8" x 11'11" overall measurements incorporating areas of reduced head height)
Double glazed skylight to roof pitch, stripped wooden flooring and Upvc double glazed side window maximising natural light. Access to under-eaves storage space.

Outside
Flagged driveway access provides off-road parking to the front, with a loose-stone frontage designed for ease of maintenance. Secure gated side access leads to the rear, where a particularly substantial garage measures approximately 33’8” x 13’3” (10.26m x 4.04m). The garage benefits from electric lighting and power, an external water supply with wash hand basin, and a working inspection pit. The main garden is predominantly laid to stone patio, incorporating raised brick borders and an attractive variety of established plants, shrubs and trees, creating a particularly appealing feature of the property.

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







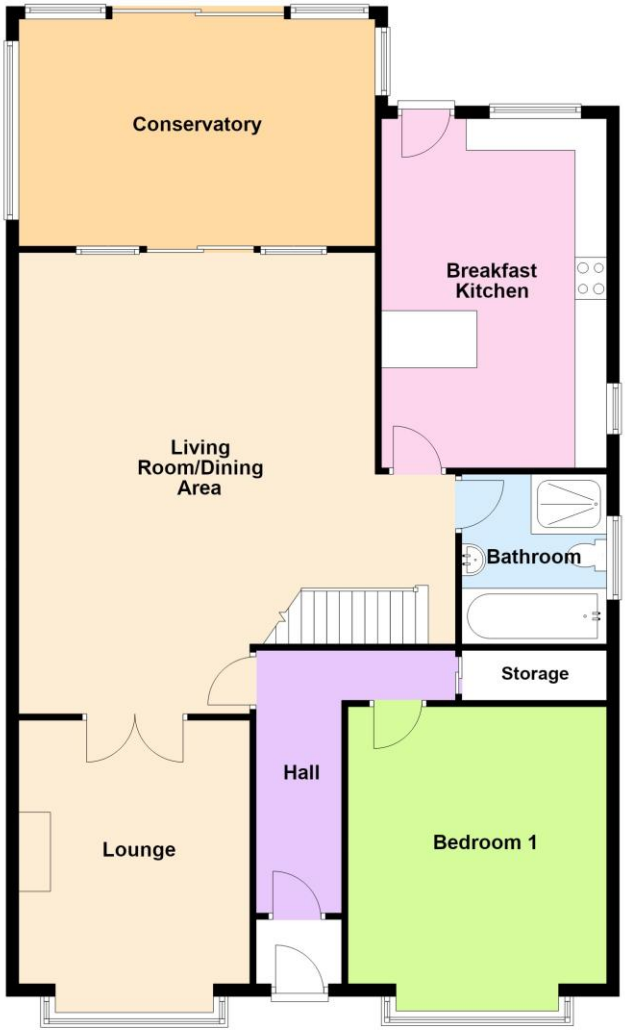






Ground Floor

Approx. 137.1 sq. metres (1475.4 sq. feet)

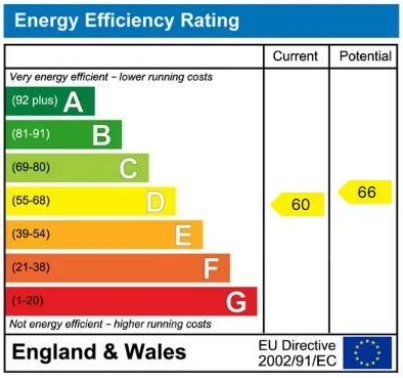


First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 172.3 sq. metres (1854.6 sq. feet)









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