



**129 Garstang Road
Marshside, PR9 9XD, £250,000
'Subject to Contract'**

This extended, semi-detached true bungalow has been modernized and beautifully improved throughout, offering a blank canvas and complete turnkey living. Ideal for those seeking to downsize with no work required, the property features a welcoming entrance porch leading to a hall, a rear lounge opening onto a private, enclosed garden, and a dining/living kitchen with sliding doors to the outside. The home offers two bedrooms, a modern shower room, and ample off-road parking for numerous vehicles. Situated in Marshside, the property is conveniently close to local amenities on Fylde Road, including Doctor's Surgeries, a Pharmacy, a Co-op, and an award-winning chip shop. Nearby bus links provide easy access to Churchtown Village and the Marshside Nature Reserve, perfect for dog walks. Truly a gem, this property is offered with No Chain and must be viewed to be fully appreciated!

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Southport's Estate Agent

Entrance Porch - 2.08m x 3.07m (6'10" x 10'1")

Upvc double-glazed window and composite-style outer door lead to porch. Opaque double-glazed insert to composite outer door and Upvc double-glazed window leads to entrance porch. Wall light points and fitted cloaks cupboard with shelving. Centrally heated with inner door leading to...

Entrance Hall

Built-in cupboard houses electrical consumer unit and meters. Shelving. Loft access.

Rear Lounge - 5.84m x 3.61m (19'2" x 11'10")

Upvc double-glazed double doors with side screens to enclosed garden at rear. Electric fire with Marble interior, hearth, and wooden fire surround.

Bedroom 1 - 4.22m x 3.61m (13'10" x 11'10" overall measurements to rear of cupboards)

Upvc double-glazed window. Extensive fitted cupboards along one wall with hanging space, shelving, and separate walk-in storage cupboard.

Bedroom 2 - 3m x 3.35m (9'10" into door recess x 11'0" to rear of wardrobes)

Upvc double-glazed window overlooking gardens. Fitted cupboard with hanging space and shelving.

Shower Room/WC - 1.7m x 2.13m (5'7" x 7'0")

Upvc double-glazed window to porch at front. Three-piece modern white suite with vanity wash-hand basin, low-level WC with mixer tap and cupboards below. Step-in shower enclosure with glazed screen, plumbed-in rainfall-style shower and handheld attachment. Tiled flooring, part wall tiling, recessed spot lighting, and extractor.

Living/Dining Kitchen - 6.86m x 4.93m (22'6" reducing to 10'10 x 16'2" reducing to 7'11")

Modern entertaining space with dining area, open plan to main kitchen/living space. Composite-style door to front and Upvc double-glazed sliding patio doors to rear garden. Built-in cupboards with shelving, part wall tiling, tiled flooring. Kitchen includes white gloss base units, cupboards, drawers, wall cupboards (one housing Ideal combination boiler), working surfaces. One and a half bowl sink with mixer tap and drainer. Appliances: electric oven, four-ring hob, canopy extractor, plumbing for washing machine, space for fridge/freezer.

Outside

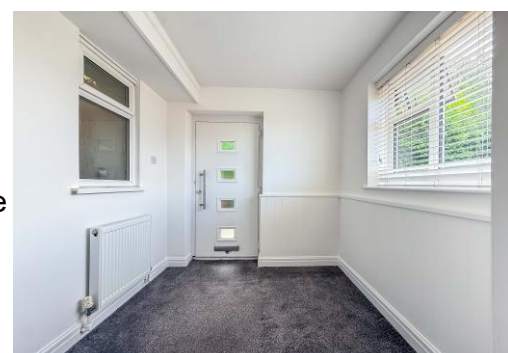
Flagged front driveway access for off-road parking, walled and lawned. Enclosed rear garden with flagged patio, shaped lawn, borders, plants, shrubs. Well-presented, well-screened, not overlooked, with timber garden shed.

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.

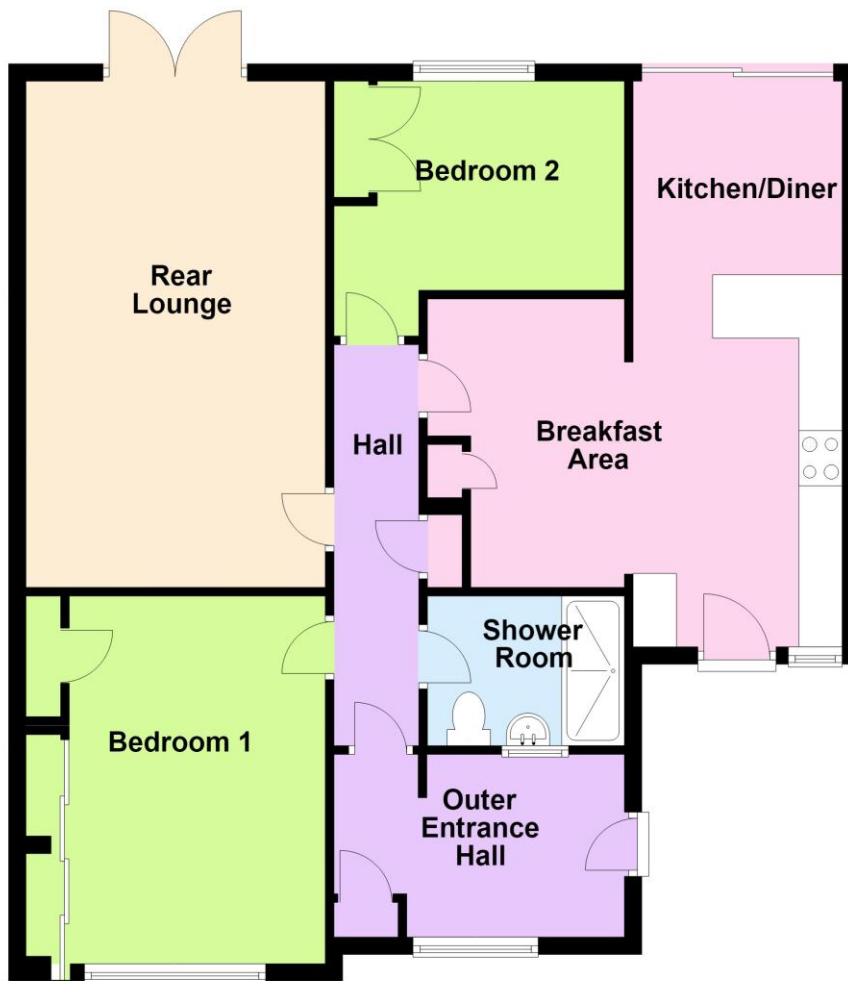
Tenure

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. 85.4 sq. metres (919.5 sq. feet)



Total area: approx. 85.4 sq. metres (919.5 sq. feet)



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.