



Fylde Road,  
Marshside, Southport,  
PR9 9XZ

**Offers Over £250,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this lovingly refurbished THREE-BEDROOM semi-detached house in Southport's ever-popular Marshside area. Thoughtfully renovated, this home offers modern comfort and convenience, with easy access to local amenities and transport links to nearby Crossens and CHURCHTOWN village centres.

As you step inside, you're greeted by TWO BRIGHT, SPACIOUS RECEPTION ROOMS, perfect for relaxing or entertaining guests. The rear reception room provides seamless access to the conservatory, where you can enjoy tranquil views of the garden. The MODERN KITCHEN, also connected to the CONSERVATORY, is designed for both functionality and style. The ground-floor BEDROOM/STUDY and NEWLY FITTED SHOWER ROOM, add to the convenience of this level.

Upstairs, you'll find two well-appointed bedrooms and a NEW BATHROOM, offering ample space and comfort for the entire family.

The property boasts an attractive FRONT GARDEN, adding to its KERB APPEAL. A paved DRIVEWAY leads to the DETACHED BRICK GARAGE, providing secure parking or extra storage space. The enclosed REAR GARDEN, is perfect for outdoor gatherings or simply unwinding after a long day.

Key features include thoughtfully refurbished interiors, a modern kitchen, a versatile layout, and a newly fitted bathroom and shower room.

This FREEHOLD property is available CHAIN-FREE, offering you a hassle-free buying experience.

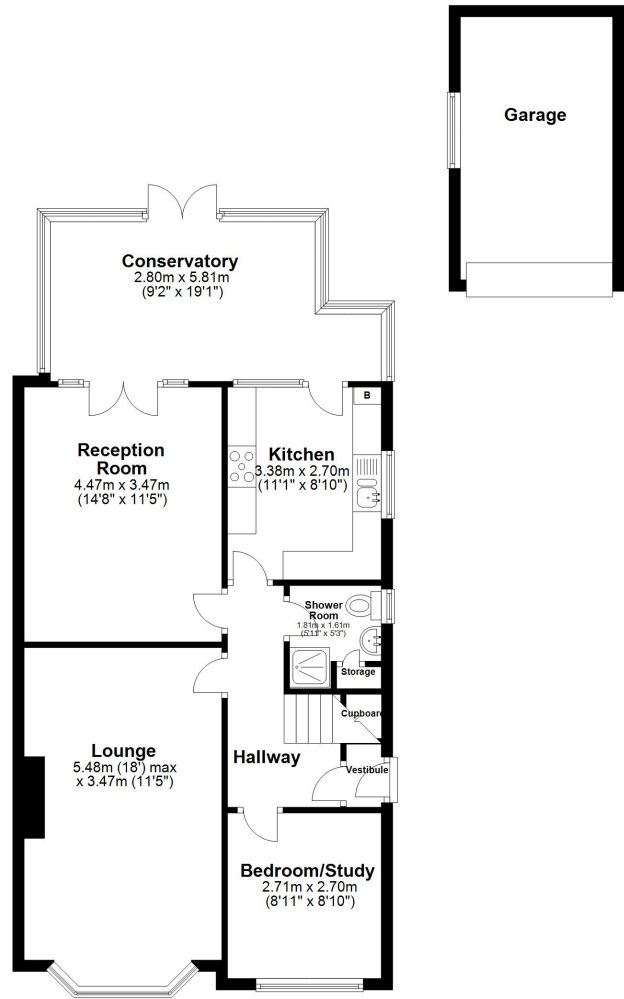
Don't miss the chance to make this your new home!

Contact our office on (01704) 516626 to arrange a viewing today. Follow us on Facebook and Instagram for updates on all our latest properties.

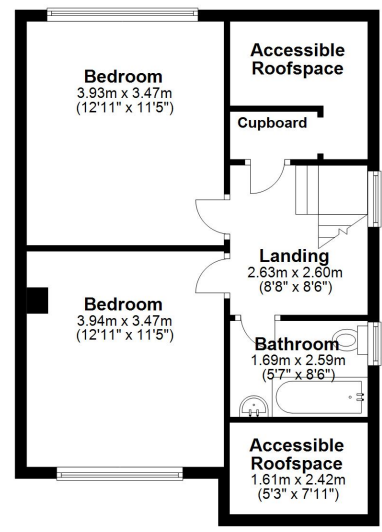




**Ground Floor**  
Approx. 91.1 sq. metres (980.6 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 141.1 sq. metres (1519.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

