



## 81 Marshside Road

, Southport, PR9 9TA

**Offers in the region of £300,000**

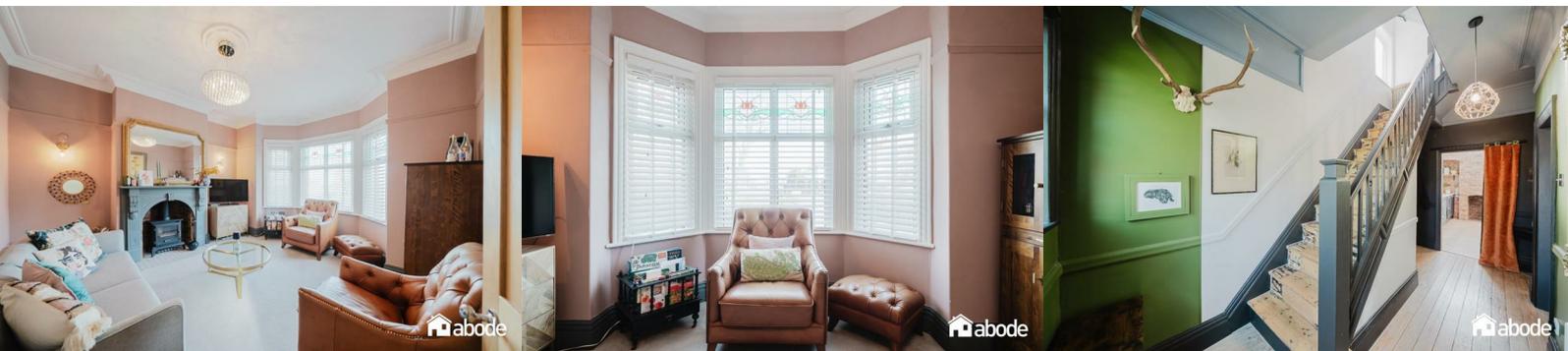


\*\*\* OPEN DAY SATURDAY 28TH MARCH CALL TO ARRANGE YOUR INDIVIDUAL APPOINTMENT \*\*\*

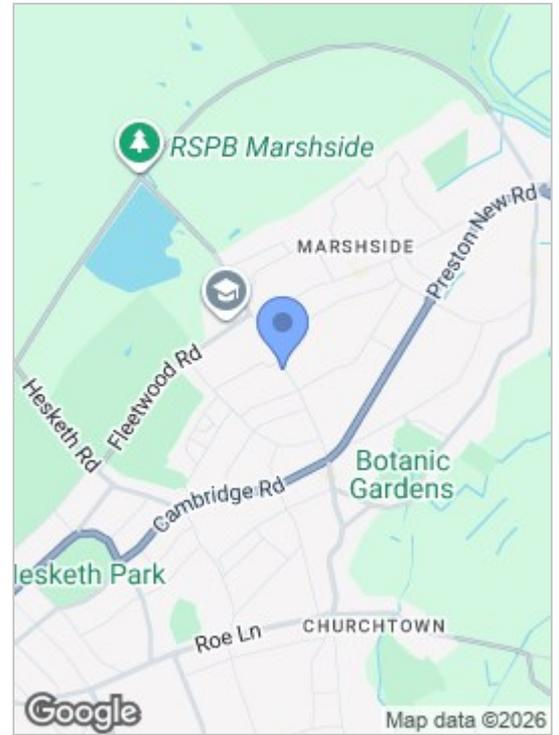
A beautifully presented three-bedroom semi-detached period home with a versatile loft room, seamlessly blending modern design with an array of charming original features. Stylishly finished throughout, this impressive property offers bright, well-proportioned accommodation ideal for a wide range of buyers.

The ground floor boasts a welcoming lounge with a feature bay window and a log-burning stove, creating a cosy yet elegant living space. To the rear, the property opens into a stunning kitchen, dining and sitting area, flooded with natural light and enhanced by exposed brickwork, adding character and warmth. French doors lead directly onto the south-facing rear garden, perfect for indoor-outdoor living. A convenient W.C. and separate utility room complete the ground floor.

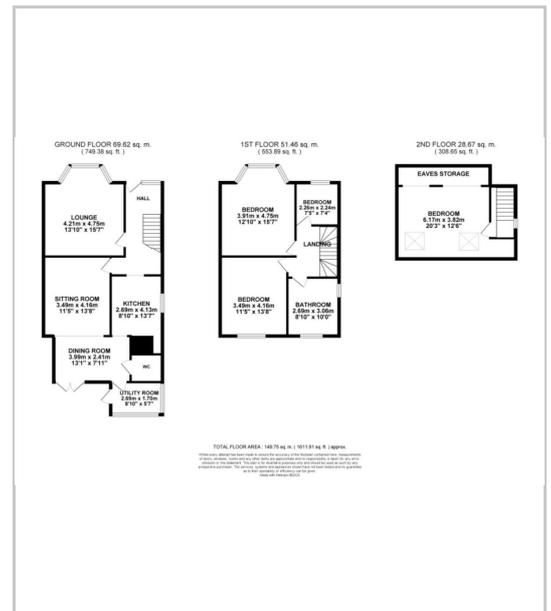
To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom, fitted with a stylish four-piece suite. The second floor offers a spacious loft room, providing excellent flexibility as an



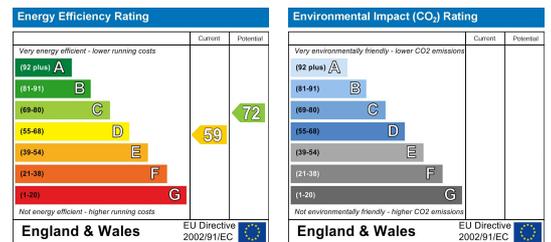
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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