



**33 Meadow Lane, Ainsdale, Southport,  
PR8 3RS**

**£215,000 Subject to Contract**

**Fantastic Opportunity. Turn Key Property.  
Newly Modernised and Improved.**

An early internal inspection is recommended to appreciate the accommodation of this well appointed semi detached house. The property benefits from new kitchen, bathroom, redecoration, floorings and newly turfed gardens. The centrally heated and double glazed accommodation briefly includes; entrance hall, front lounge, rear lounge open plan with a fitted kitchen, on the first floor there are three bedrooms and a newly fitted bathroom and WC. Established gardens to the front and rear, rear garden with lawn and patio. The property is situated in a popular residential location convenient for nearby Primary schools, and the facilities at Ainsdale Village which include a number of shops, restaurants, wine bars and the railway station which is on the Southport to Liverpool commuter line.

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*Southport's Estate Agent*

## Entrance Hall

Upvc double glazed outer door and side window. Stairs to the first floor.

## Lounge - 4.29m x 3.38m (14'1" x 11'1")

Electric coal effect fire and surround, Upvc double glazed window.

## Rear Lounge - 3.3m x 3.35m (10'10" x 11'0")

Display recess to chimney breast, Upvc double glazed double door leading to the rear garden. Recess spotlights. Open plan with...

## Kitchen - 3.3m x 2.67m (10'10" x 8'9")

A newly fitted kitchen in high gloss white including single drainer stainless steel sink unit with mixer tap, base units with cupboards and drawers, wall cupboards, working surfaces. Four ring gas hob with cooker hood above and electric oven below, recess and plumbing for washing machine, recess for fridge freezer. Cupboard housing a 'Baxi' gas central heating boiler. Upvc double glazed window overlooking the rear garden.

## First Floor Landing

## Bedroom 1 - 3.35m x 3.66m (11'0" overall measurement x 12'0")

Upvc double glazed window.

## Bedroom 2 - 3.35m x 3.35m (11'0" x 11'0")

Upvc double glazed window.

## Bedroom 3 - 2.44m x 2.74m (8'0" x 9'0" overall measurements)

Upvc double glazed window.

## Bathroom - 1.68m x 2.44m (5'6" x 8'0")

A newly installed white suite including pedestal wash hand basin, low level WC, panelled bath with mixer tap and electric shower and screen. part wall tiling, chrome towel rail/ radiator. Upvc double glazed window

## Outside

The property stands in established gardens to both front and rear planned with lawn, borders and there is a patio at the rear.

## Council Tax

Sefton MBC band B.

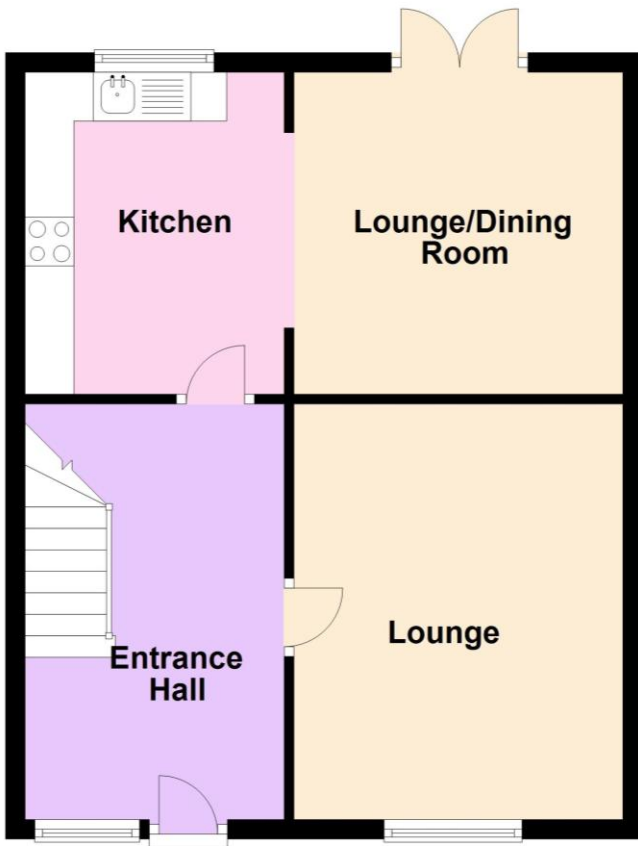
## Tenure

Freehold.

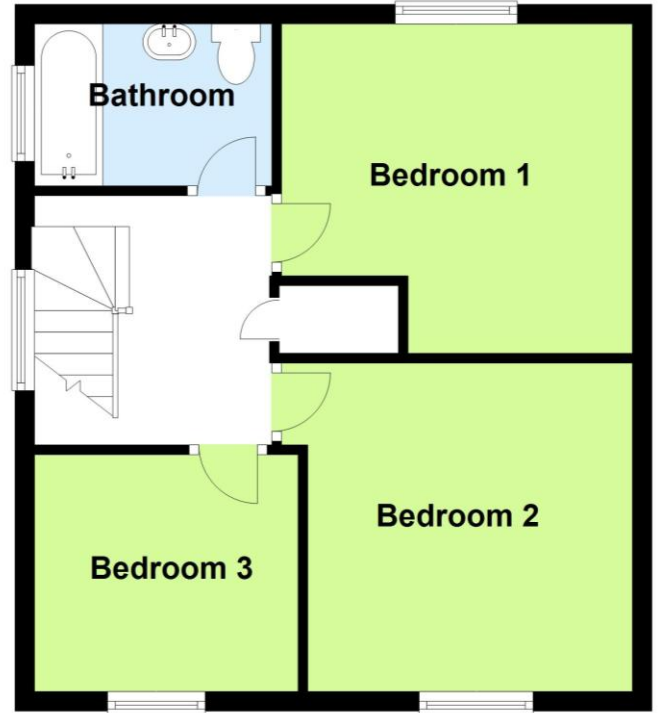




## Ground Floor



## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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