

£140,000  
Subject to contract







**Of interest to investor/developers** - this three bedroom semi detached house requires a comprehensive programme of repair and modernisation though offers excellent potential.

Offered for sale with no onward chain, the well proportioned accommodation briefly comprises: Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms, WC and separate Bathroom to the first floor.

Outside, the front garden incorporates a garden with shaped borders and a paved driveway provides off road parking. The rear garden is also paved for ease of maintenance.

Cherry Road is located off Meadow Lane, near Liverpool Road where there are public transport facilities to the town centre. The many amenities of Ainsdale shopping village are readily accessible, together with the railway station on the Southport/Liverpool commuter line.

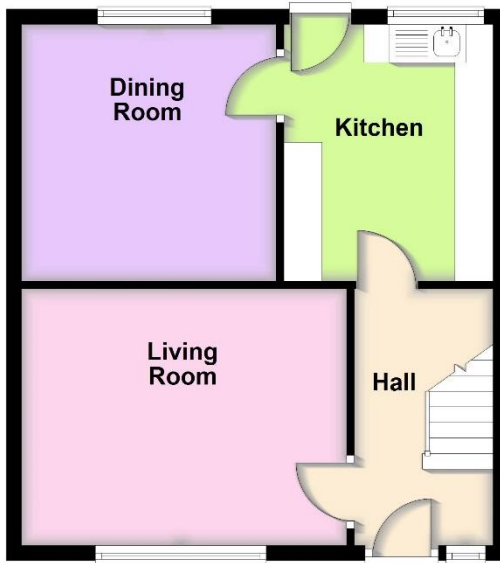


CHERRY ROAD, AINSDALE, SOUTHPORT PR8 3SF

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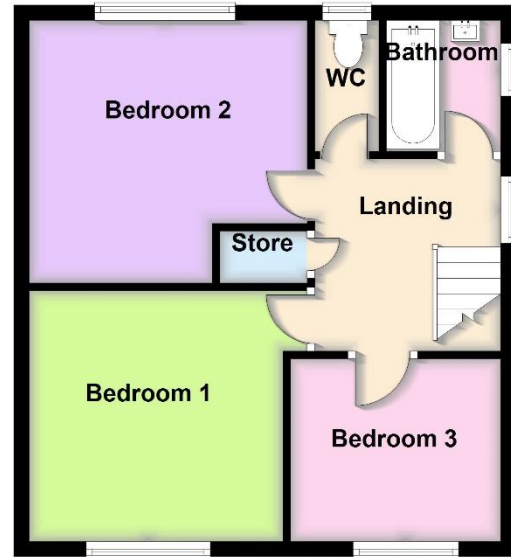
## Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)

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## **Ground Floor:**

### **Hall**

**Living Room** - 4.26m x 3.36m (13'11" x 11'0")

**Kitchen** - 3.36m x 2.74m (11'0" x 8'11")

**Dining Room** - 3.36m x 3.34m (11'0" x 10'11")

### **First Floor:**

**Bedroom 1** - 3.33m x 3.29m (10'11" x 10'9") plus recess

**Bedroom 2** - 3.64m x 3.44m (11'11" x 11'3")

**Bedroom 3** - 2.75m x 2.39m (9'0" x 7'10")

**WC** - 1.73m x 0.84m (5'8" x 2'9")

**Bathroom** - 1.72m x 1.5m (5'7" x 4'11")

### **Outside:**

Outside, the front garden incorporates a garden with shaped borders and a paved driveway provides off road parking. The rear garden is also paved for ease of maintenance.

### **Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

### **Tenure:**

### **Mobile Phone Signal:**

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### **Broadband:**

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

### **NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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