



-  Extended Semi Detached House
-  Three Bedrooms
-  Lounge-Dining Room & Garden Room

-  Garage & Parking
-  Established Rear Garden
-  Cul de Sac Position

Price: £250,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying a quiet, cul de sac position in Ainsdale, this well proportioned, semi detached family home has been extended by the current owners and must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazed throughout, the well presented accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Lounge/Dining Room and Garden Room open plan to the Kitchen on the ground floor. There are three Bedrooms, Bathroom and WC to the first floor.

Outside, the house stands in well maintained, established gardens, the front extensively paved to provide off road parking and hardstanding for caravan etc. The garage has an up and over door to front, pedestrian door to the back garden and has power & light connected. The rear garden is a good size, arranged with patio, shaped lawn and well stocked mature borders.

Thursby Close is a turning off Kendal Way. The amenities of Ainsdale village and the railway station on the Southport to Liverpool Line are readily accessible whilst the dunes, pinewoods, nature reserve and beach, offer magnificent walking and off road cycling opportunities.



Ground Floor:

Entrance Vestibule

Lounge-Dining Room - 7.21m x 3.38m overall (23'8" x 11'1")

Garden Room - 5.23m x 2.92m (17'2" x 9'7")

Kitchen - 3.1m x 2.34m (10'2" x 7'8")

First Floor:

Landing

Bedroom 1 - 4.22m x 3.38m overall (13'10" x 11'1")

Bedroom 2 - 3.38m x 3.15m (11'1" x 10'4")

Bedroom 3 - 3.15m x 2.44m (10'4" x 8'0")

Bathroom - 2.34m x 1.45m (7'8" x 4'9")

WC

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Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure: Freehold

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

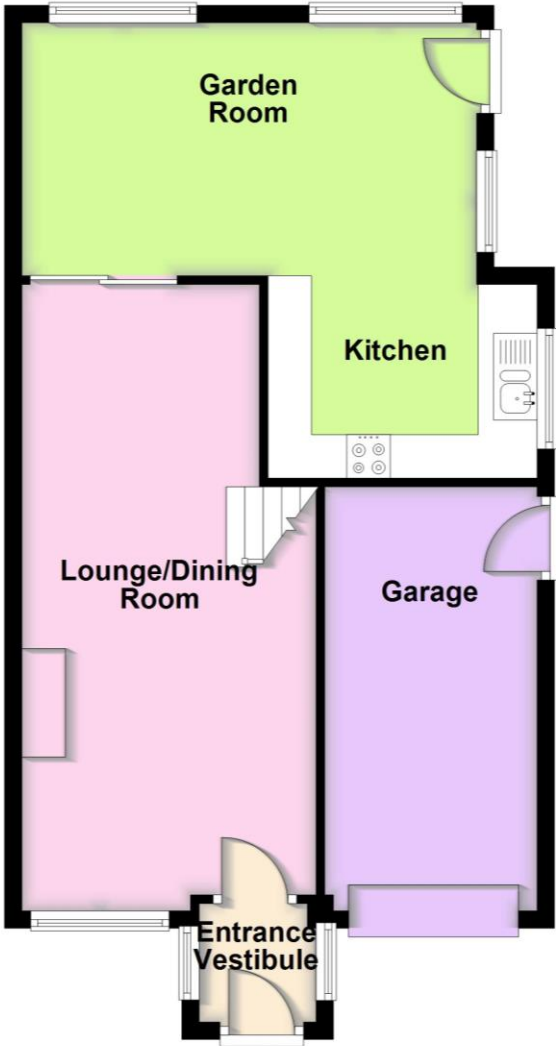
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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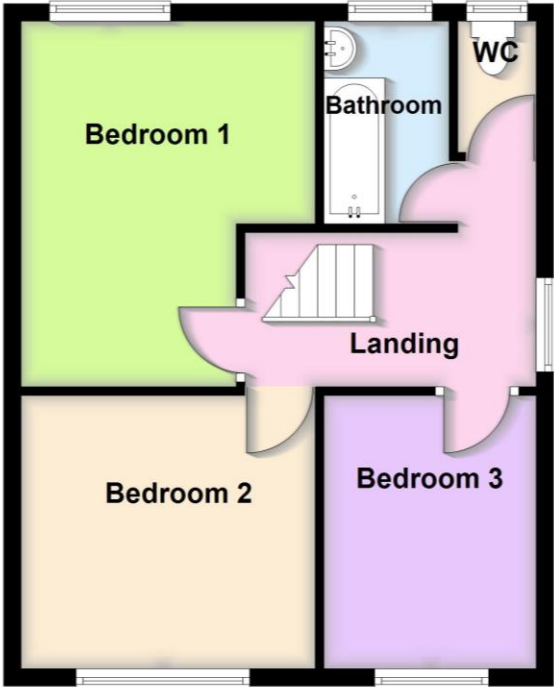
Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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