



£240,000

Subject to contract



Offered for sale with no onward chain, this beautifully presented semi detached family house has been extended and modernised by the current owners to provide deceptively spacious accommodation within a moments stroll of Ainsdale village.

Installed with gas central heating, double glazing and solar panels, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Dining Room, Study, Bedroom and Shower Room to the ground floor with three further Bedrooms and Shower Room to the first floor.

Outside, the property stands in low maintenance paved gardens to front and rear, the front providing off road parking, the rear offering a sunny aspect, backing onto Southport & Ainsdale Golf Club.

Berwick Avenue can be accessed via Bradshaws Lane or Fairfield Road.

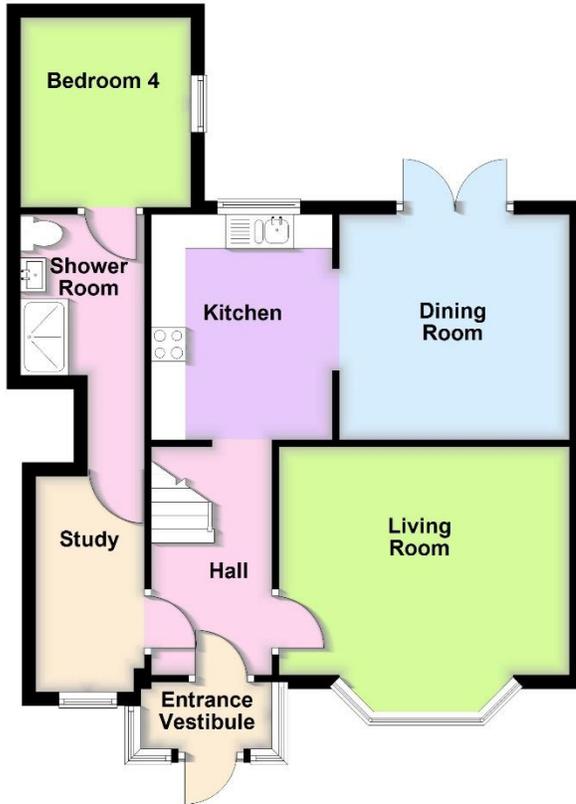


BERWICK AVENUE, AINSDALE, SOUTHPORT PR8 3LJ

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Ground Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 104.0 sq. metres (1119.5 sq. feet)



Ground Floor:

Entrance Vestibule:

Hall

Living Room - 4.27m x 3.35m plus bay (14'0" x 11'0")

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

Dining Room - 3.38m x 3.3m (11'1" x 10'10")

Study - 3.18m overall x 1.6m (10'5" x 5'3")

Shower Room - 2.36m plus recess x 1.83m (7'9" x 6'0")

Bedroom 4 - 2.79m x 2.49m (9'2" x 8'2")

First Floor:

Landing

Bedroom 1 - 3.35m plus recess x 3.3m (11'0" x 10'10")

Bedroom 2 - 3.61m x 3.35m overall (11'10" x 11'0")

Bedroom 3 - 2.69m x 2.41m (8'10" x 7'11")

Shower Room - 2.44m x 1.7m (8'0" x 5'7")

Outside: The property stands in low maintenance paved gardens to front and rear, the front providing off road parking, the rear offering a sunny aspect, backing onto Southport & Ainsdale Golf Club.

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

Tenure: Freehold

Solar Panels: The vendors rent their roof to A Shade Greener who supplied, fitted and maintain the solar panel array and will receive the feed in tariff payments, in return for providing the vendors with reduced electricity bills and reduced carbon footprint at no cost to the vendor.

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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