



-  Detached Bungalow
-  Two Double Bedrooms
-  Fitted Kitchen

-  Shower Room
-  Garage & Twin Driveways
-  Chain Free

Price: £310,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned detached bungalow stands on a generous plot in a sought after residential area of Ainsdale.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Reception Hall, Living Room, Sun Room, fitted Kitchen, Lean to with access to Utility, two double Bedrooms, Shower Room/WC and separate WC.

Outside, there are twin paved driveways to the front, one giving access to the Garage. The rear garden is a good size, arranged with extensive lawn, paved patio and well stocked mature borders.

Longcliffe Drive is a turning off Gleneagles Drive. The amenities of Ainsdale village, including the railway station on the Liverpool- Southport line, the beach and the nature reserve are all readily accessible.



Entrance Vestibule

Reception Hall - 3.99m x 3.3m (13'1" x 10'10")

Living Room - 6.1m x 3.99m overall (20'0" x 13'1")

Sun Room - 4.72m overall x 2.44m overall (15'6" x 8'0")

Kitchen - 3m x 2.01m (9'10" x 6'7")

Lean To - 4.98m x 1.09m (16'4" x 3'7")

Utility - 1.85m x 0.79m (6'1" x 2'7")

Boiler Cupboard - 0.81m x 0.81m (2'8" x 2'8")

Inner Hall

Bedroom 1 - 4.32m x 3.99m (14'2" x 13'1")

Bedroom 2 - 3.3m x 3m (10'10" x 9'10")

Shower Room - 2.06m x 1.85m (6'9" x 6'1")

WC

Outside: There are twin paved driveways to the front, one giving access to the Garage. The rear garden is a good size, arranged with extensive lawn, paved patio and well stocked mature borders.

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

Tenure: TBC

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>

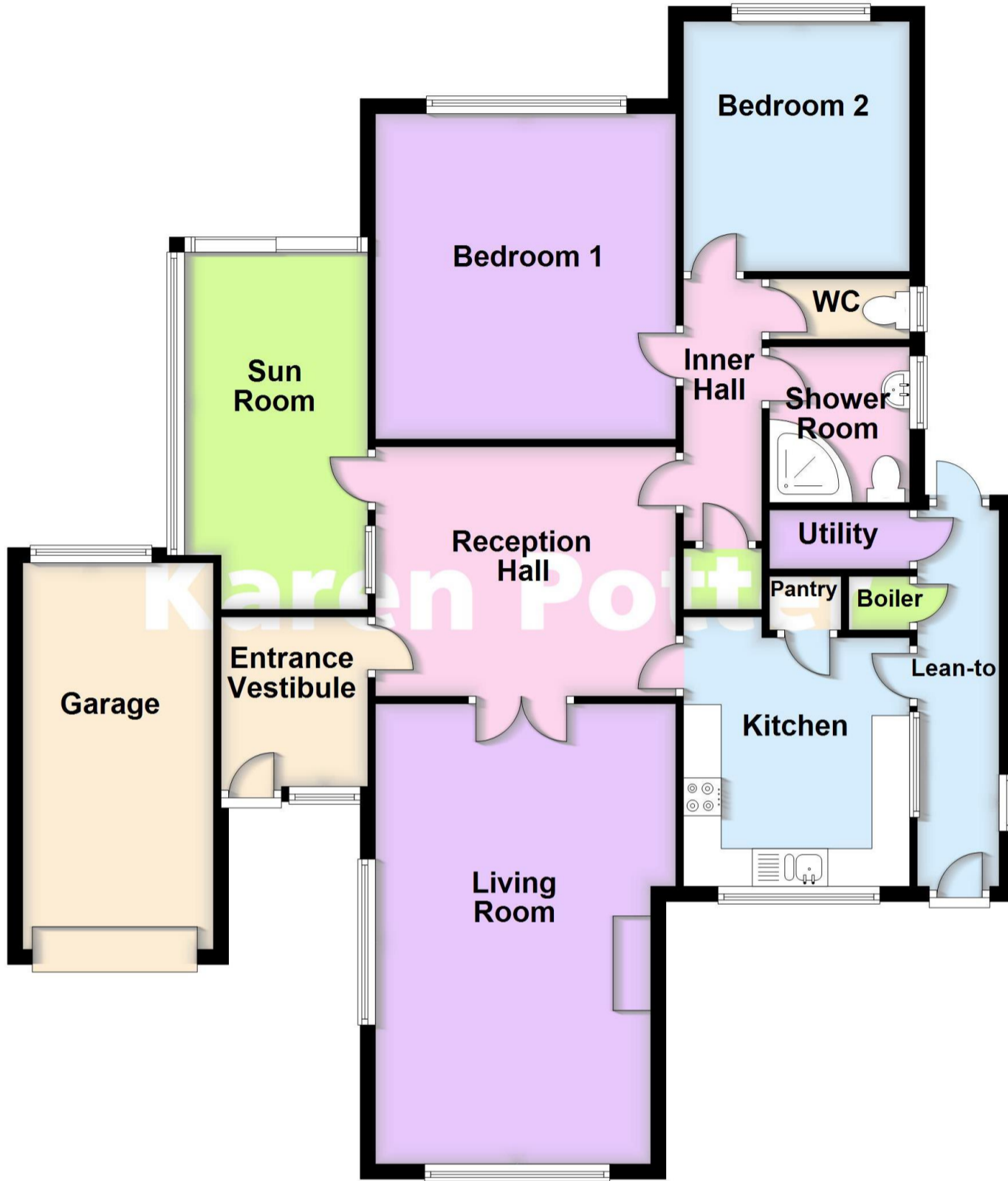
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 111.7 sq. metres (1202.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 111.7 sq. metres (1202.3 sq. feet)

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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