






-  Impressive Detached Bungalow
-  Three Bedrooms – Fitted Wardrobes
-  Spacious Lounge/Dining Room

-  Conservatory & Utility Room
-  Garage & Parking
-  Landscaped Gardens

**Price: £450,000** Subject to Contract

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







An excellent opportunity to purchase a deceptively spacious, impressive detached bungalow which, in the opinion of the Agents, offers well planned, pleasantly proportioned accommodation of which **AN EARLY INTERNAL INSPECTION IS HIGHLY RECOMMENDED.**

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall with Cloaks cupboard, L-shaped Lounge/Dining Room, Conservatory, Fitted Kitchen/Breakfast Room, Utility Room, three Bedrooms with fitted wardrobes (one arranged as a Study) Bathroom and Separate WC.

The established, landscaped gardens are a particular feature of the property, with twin gates giving access to a imprinted concrete driveway, shaped lawn and mature borders to front. A further set of gates open to a Carport and detached, brick built Garage. The rear garden is arranged with stone flagged areas, synthetic shaped lawn and well stocked mature borders.

The property is well placed for accessing the many amenities of Ainsdale Village, together with the railway station on the Southport/Liverpool commuter line.





## Entrance Vestibule

## Hall

**Lounge/Dining Room** - 7.09m overall x 5.54m overall (23'3" x 18'2")

**Conservatory** - 3.96m x 3.18m (13'0" x 10'5")

**Kitchen/Breakfast Room** - 3.71m x 2.9m (12'2" x 9'6")

**Utility** - 5.05m x 2.29m (16'7" x 7'6")

**Bedroom 1** - 4.44m x 3.89m (14'7" x 12'9")

**Bedroom 2** - 3.94m x 3.15m (12'11" x 10'4")

**Bedroom 3** - 3.15m x 2.74m (10'4" x 9'0")

**Bathroom** - 3.2m x 1.85m (10'6" x 6'1")

**WC** - 1.96m x 0.86m (6'5" x 2'10")

**Outside:** The established, landscaped gardens are a particular feature of the property, with twin gates giving access to an imprinted driveway, shaped lawn and mature borders to front. A further set of gates open to a **Carport** and detached, brick built **Garage** beyond measuring 5.12m (16'10") x 2.74m (9') with electric roller door to front, personal door to garden, power and light connected. The rear garden is arranged with stone flagged patio areas, synthetic shaped lawn and well stocked mature borders.

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

**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. 149.3 sq. metres (1606.7 sq. feet)



Total area: approx. 149.3 sq. metres (1606.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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