

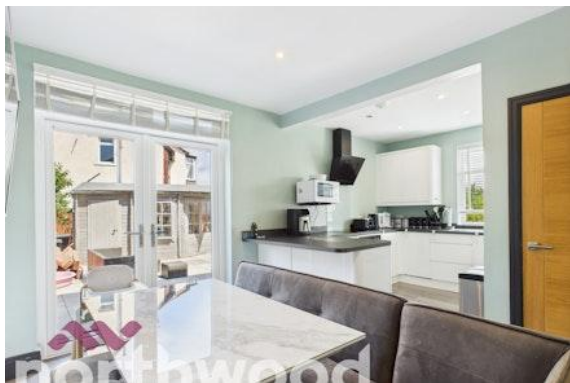


Limont Road, Ainsdale, PR8



Offers in excess of £295,000

- Semi-Detached Property
- Generous Corner Plot
- Beautifully Presented & Finished
- Living Room & Kitchen/ Diner
- Three Bedrooms
- Summerhouse With Power
- Leasehold
- EPC rating D



Stylish 3-Bedroom Semi-Detached Home with Spacious Kitchen/Diner & Generous Outdoor Space Set on a desirable corner plot located on Limont Road, a popular residential street in the heart of Ainsdale Village. This beautifully presented three-bedroom semi-detached home blends traditional charm with modern living. Ideal for families, first-time buyers, or anyone seeking extra space both inside and out.

Step inside to discover a bright and inviting interior, featuring a cosy living room with gas fire and a spacious open-plan kitchen/diner, perfect for family meals and entertaining. The stylish decor continues throughout the home, with large windows providing plenty of natural light. Upstairs has 3 bedrooms all benefitting from Sharps fitted wardrobes. These bedrooms are serviced by a modern 4-piece family bathroom.

To the front, a well-maintained lawn and pathway lead to a striking double-door entrance, adding character and kerb appeal. At the rear, the property really impresses with a large, gated driveway, lawned garden to the side and a timber outbuilding/summerhouse to the rear and benefiting from full power—ideal as a home office, gym, or extra storage.

Located walking distance from Ainsdale village the property is close to all the associated amenities including primary, secondary schools and Ainsdale train station. This move-in ready home offers both comfort and convenience in equal measure. Early viewing is highly recommended—don't miss your chance to secure this fantastic property!

Porch & Entrance Hall 2.55m x 3.72m (8'5" x 12'2")

Glazed double UPVC doors lead to a convenient vestibule porch. A further composite door with side panels opens into a spacious entrance hallway with 1/4 turn staircase to the first floor.

Living Room 3.48m x 4.21m (11'5" x 13'10")

Large bay window to the front aspect allowing plenty of natural light. A chimney breast wall has a built in, wall mounted gas fire and is finished with built in storage and shelving either side.

Kitchen/ Diner 6.09m x 3.5m (20'0" x 11'6")

The kitchen/ diner is the perfect family space with the kitchen having a full range of fitted gloss cabinets and contrasting countertops which extend into a breakfast bar and open the space into the dining area. Benefitting from integrated appliances including electric double oven, induction hob, extractor and fridge/freezer. Window to side aspect and patio doors to rear aspect.

Stairs & Landing

A 1/4 turn staircase rises to a landing, naturally bright via a large window to the side aspect.

Bedroom One 2.81m x 3.51m (9'2" x 11'6")

Window to rear aspect. Built in sharps wardrobes and storage.

Bedroom Two 2.78m x 3.46m (9'1" x 11'5")

Window to front aspect. Sharps fitted wardrobes either side of a chimney breast wall which has a feature cast iron fireplace.

Bedroom Three 1.94m x 2.41m (6'5" x 7'11")

Window to front aspect. Single bedroom currently used as nursery again benefitting from Sharps built in storage.

Family Bathroom 2.53m x 2.4m (8'4" x 7'11")

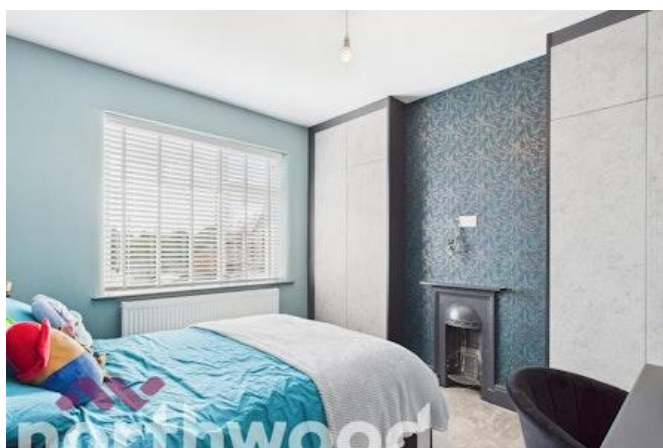
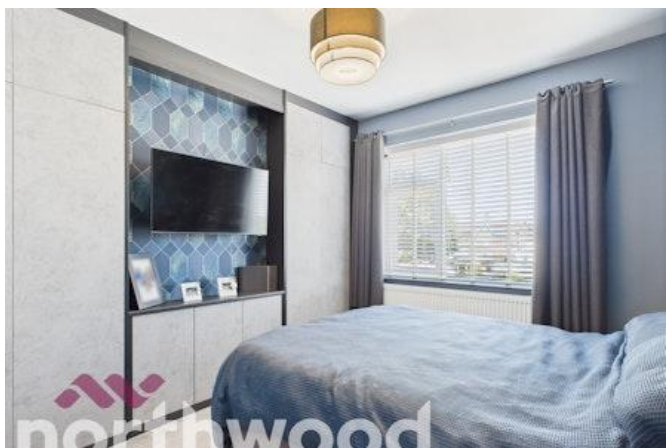
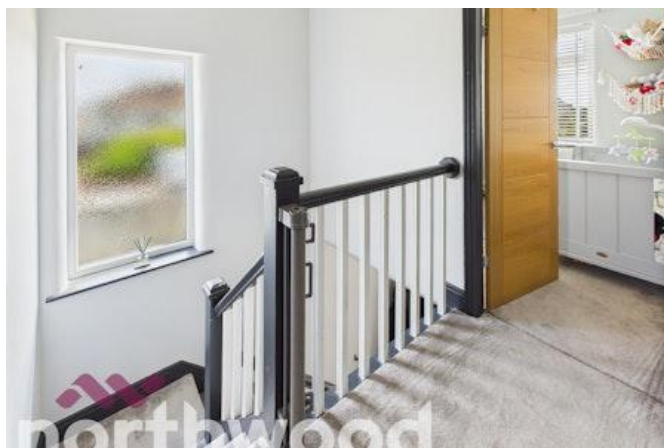
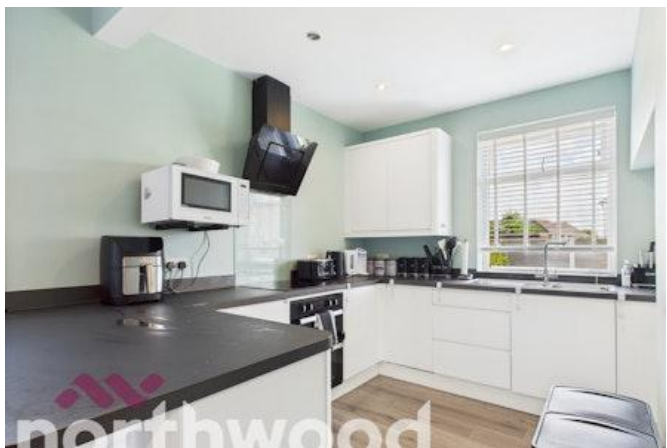
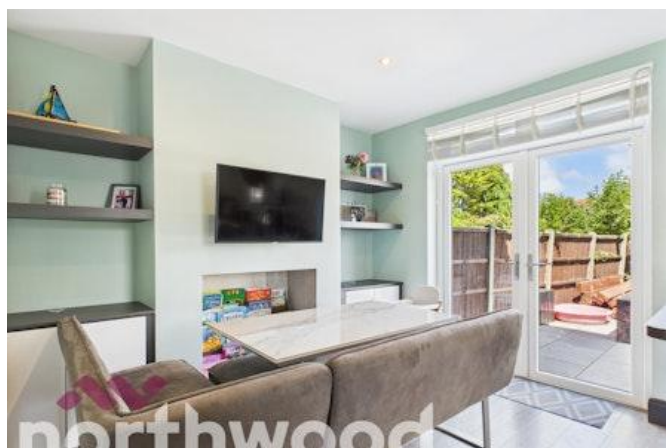
Window to rear aspect. A modern 4-piece bathroom comprises pedestal sink, WC, bath and walk in shower enclosure.

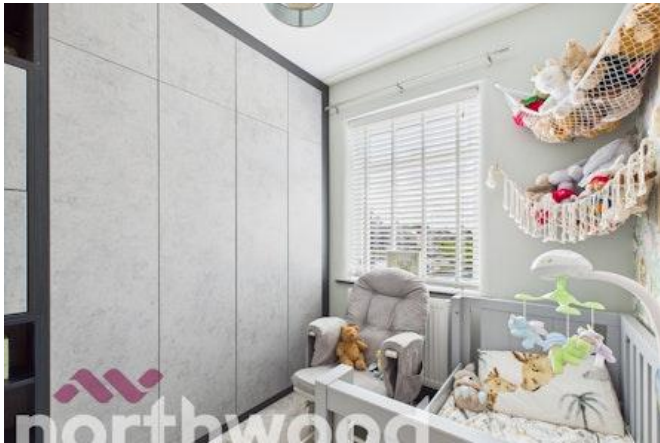
External

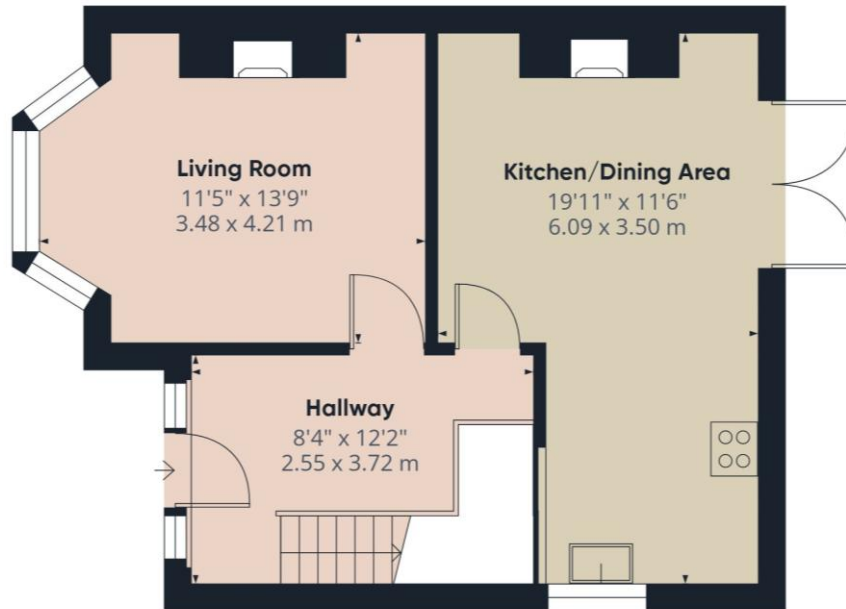
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Disclaimer

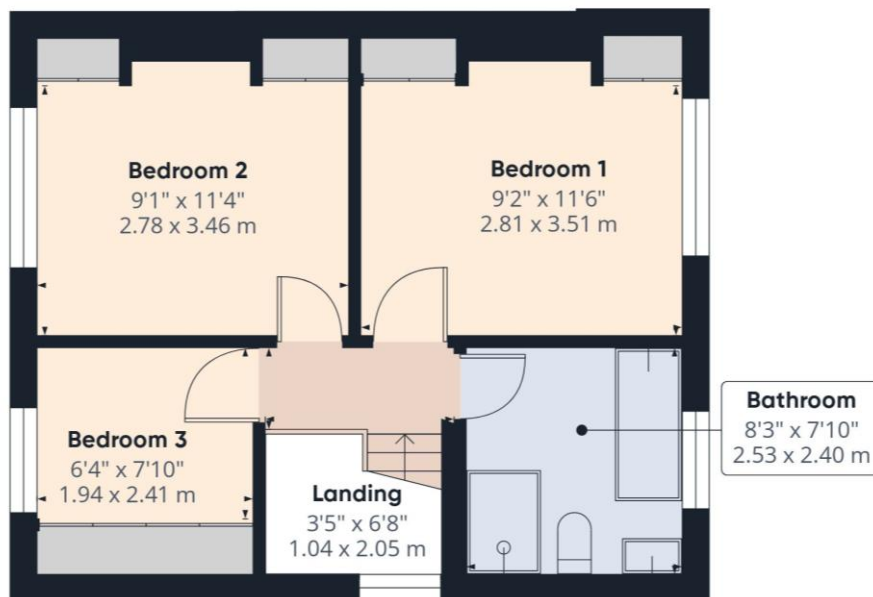
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Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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