



**60 Easdale Drive
Ainsdale, PR8 3TS, £365,000
'Subject to Contract'**

An internal inspection is recommended to appreciate the extent of the accommodation offered by this extended detached house. Centrally heated and double-glazed family accommodation briefly includes entrance porch, entrance hall, WC, front lounge, rear lounge with double doors to the garden, dining kitchen with a range of built in appliances, on the first floor there are four bedrooms and a family bathroom and WC. Established gardens adjoin the property, there is off road parking and an integral garage. The property is conveniently situated in a popular and established location, convenient for local Primary Schools and the nearby facilities at Ainsdale Village which include a number of shops, restaurants, wine bars and railway station on the Southport to Liverpool commuter line.

Enclosed Porch

Upvc outer door with double insert and double glazed side window.
Aluminium framed double glazed inner door to...

Entrance Hall

Woodgrain LVT flooring. Stairs to the first floor.

WC - 2.29m x 0.84m (7'6" x 2'9")

Wash hand basin, low level WC, Upvc double glazed window.

Lounge - 4.22m x 3.56m (13'10" x 11'8")

Upvc double glazed window.

Rear Lounge - 6.48m x 3.56m (21'3" x 11'8")

Upvc double glazed double doors and side windows leading to the rear garden.

Dining Kitchen - 6.05m x 3.84m (19'10" x 12'7")

Single drainer sink unit with mixer tap, base units with cupboards and drawers, wall cupboards, larder cupboard, working surfaces, midway wall tiling. Five burner stainless steel gas hob with cooker hood above, split level one and half electric oven, integrated fridge and freezer. Washing machine, tumble dryer. Cupboard housing 'Ideal' gas central heating boiler. Upvc double glazed window and Upvc double glazed side door.

First Floor Landing

Bedroom 1 - 3.53m x 3.73m (11'7" x 12'3")

Upvc double glazed window.

Bedroom 2 - 2.92m x 3.86m (9'7" x 12'8")

Upvc double glazed window.

Bedroom 3 - 3.56m x 2.92m (11'8" x 9'7" excluding door recess)

Upvc double glazed window.

Bedroom 4 - 2.57m x 2.51m (8'5" x 8'3")

Upvc double glazed window.

Bathroom - 2.49m x 1.88m (8'2" x 6'2")

Full feature wall tiling and tiled floor, white suite including panelled bath with mixer tap and thermostatic shower and screen. Vanity wash hand basin with cupboards below, low level WC. Chrome towel rail/ radiator, extractor. Upvc double glazed window.

Outside

Integral garage measuring 18'8" x 7'8" with up and over door. Gardens to the front and rear. The block paved front garden provides off road parking for a number of vehicles with the rear garden enclosed with fencing and mainly paved with inset flower beds and further borders.

Council Tax

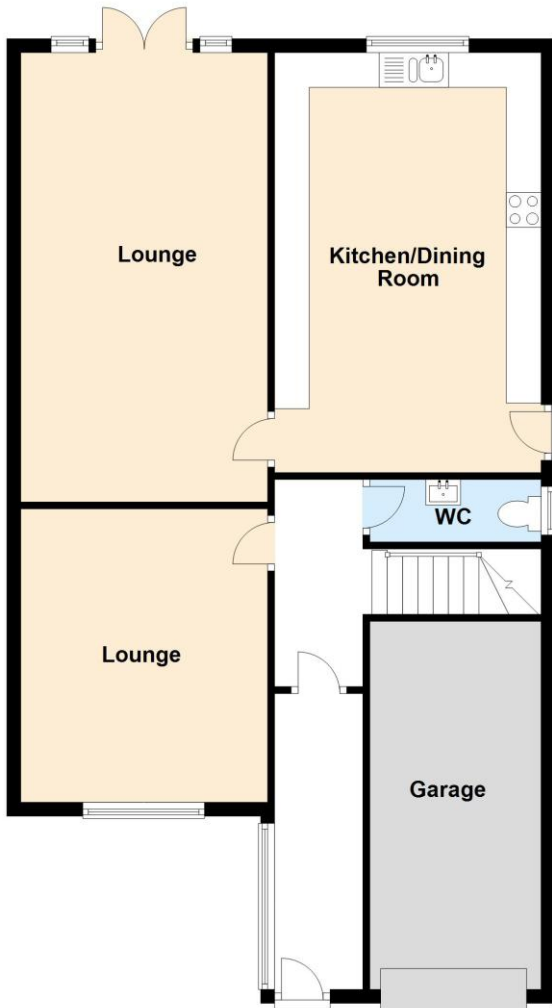
Sefton MBC band D.

Tenure

Freehold.



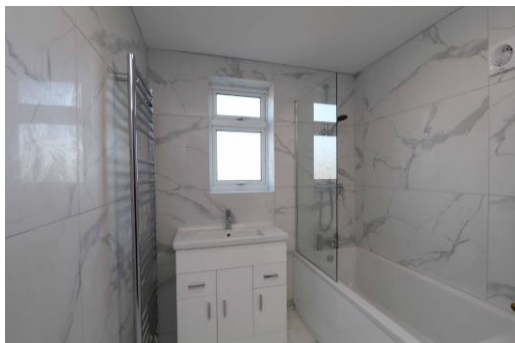
Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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