



**1 Vale Crescent
Ainsdale, PR8 3SZ £260,000
'Subject to Contract'**

An exciting new opportunity awaits with this extended dormer-style semi-detached bungalow, perfectly positioned for convenient access to the A565 commuter links connecting Southport, Formby, Liverpool, and the nearby coastal road with its stunning nature reserves and sand dunes. This vacant property offers a spacious blank canvas, inviting you to create the family home of your dreams. Enter through the porch into the generous entrance hall, leading to a spacious main living area that opens to a bright sunroom. The separate dining room leads to a modern kitchen that flows into a breakfast/utility area, with a guest bedroom and stylish bathroom completing the ground floor. Upstairs, discover two further bedrooms and a shower room. The property sits on a generous corner plot, offering off-road parking for multiple vehicles, access to an adjoining garage, and enclosed gardens to the rear that present an exciting opportunity to landscape and make your own.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Porch

Upvc double glazed outer doors and windows, glazed inner door and window leads to...

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, cupboard to under stairs. Doors lead to main accommodation.

Through Lounge/Diner - 8.13m x 3.4m (26'8" x 11'2" overall measurements into recess)

Upvc double glazed window to front. Coal effect electric fire with marble interior, hearth and marble effect resin style surround. Wall light point, glazed doors lead to sunroom and further door leading to...

Dining Room - 3.12m x 3.12m (10'3" x 10'3")

Upvc double glazed window overlooks rear garden, and glazed door leads to entrance hall. Glazed folding doors lead to...

Breakfast Kitchen - 3m x 7.26m (9'10" x 23'10" overall measurement into recess)

Upvc double glazed window and door leads to rear garden. Upvc double glazed door leads to front facing, enclosed courtyard with access to adjoining garage. The kitchen is open plan leading to breakfast area with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces with one and a half bowl sink unit, mixer tap and drainer. Appliances include four ring gas hob with concealed extractor over, double oven and plumbing for washing machine.

Sun Room - 3.02m x 3.05m (9'11" x 10'0")

Upvc double glazed door and window to rear garden. Wall light points.

Guest Bedroom - 3.25m x 3.25m (10'8" x 10'8" excluding entry door recess)

A double bedroom with double glazed window to front.

Ground Floor Bathroom/WC - 1.65m x 3.45m (5'5" x 11'4" into shower recess)

Opaque Upvc double glazed windows to side of property. Four piece modern white suite comprises of low level WC, pedestal wash hand basin with mixer tap and twin grip, panelled bath with mixer tap. Entry level shower enclosure with folding shower door and electric shower. Tiled walls with heated towel rail, panelled ceiling with extractor.

First Floor Landing

Doors lead to both bedrooms and separate shower room with WC.

Bedroom 1 - 3.96m x 3.43m (13'0" to front of wardrobes x 11'3")

Upvc double glazed window, fitted wardrobe with hanging space and shelving.

Bedroom 2 - 4.93m x 1.78m (16'2" x 5'10" including area of reduced head height)

Upvc double glazed window to side, door and separate cupboard access to under eaves. Loft access.

Shower Room/WC - 1.68m x 1.19m (5'6" excluding shower recess x 3'11")

Three piece suite comprising of low level WC, vanity wash hand basin and step in shower enclosure with folding, glazed shower door, Triton electric shower, recess spotlighting and extractor.

Outside

The property occupies an established and mature corner plot with well tended lawn and richly stocked borders with a variety of plants and shrubs. Ample driveway access provides off road parking for numerous vehicles leading to adjoining garage with up and over door, electric light and power supply with garage measuring 16'8" x 8'7". The rear garden is arranged for ease of maintenance, predominately flagged patio and loose stone, not directly overlooked.

Council Tax

Sefton MBC band D

Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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