



HUS ESTATES
SELLING MADE SIMPLE
SALES & LETTINGS



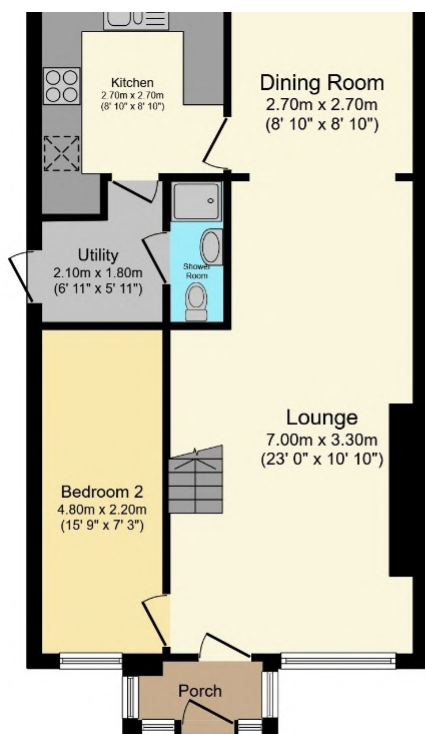
Thursby Close, Southport, Merseyside
£270,000 Offers In Excess Of
Bedrooms: 4 Bathrooms: 2 Receptions: 2

This fabulous property measures over 1,000 Sq/Ft offering room for all the family, with a living room over 20ft leading to a generous dining area, in addition to a large kitchen, utility room and downstairs shower-room you will be equally impressed with the 4 double bedrooms and newly fitted bathroom with a jacuzzi bath and freestanding shower.

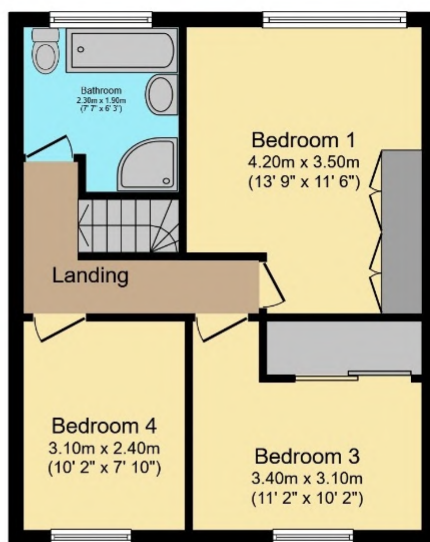
Outside you can enjoy the peaceful days with a tranquil garden with a dedicated area for a hot tub! To the front is a large drive with parking for numerous vehicles

With no onward chain you can make this home yours before the summers out!

Located in a quiet residential road..... There are a number of Ofsted rated good & excellent rated schools in the area, including Shoreside Primary School, Kings Meadow Primary School and Birkdale High School. Ainsdale Village has a number of independent shops, cafes and restaurants and rail links with Liverpool City Centre and Southport, with connections to Manchester City Centre.



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 82 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.