



-  Extended Detached Family House
-  Three Bedrooms
-  Living Room, Dining Room & Conservatory
-  Utility, WC & Garage/Store
-  Landscaped Gardens
-  Immaculate Condition Throughout

Price: £385,000 Subject to Contract

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





Extended and modernised to exacting standards by the current owners, this deceptively spacious and immaculately presented family home must be viewed to be fully appreciated.

Located in a highly sought after area of Ainsdale, the double glazed and gas centrally heated accommodation briefly comprises: Hall, Living Room, Dining Room, Conservatory, modern fitted Kitchen/Breakfast Room, Utility Room, WC and Store (former Garage) to the ground floor with three Bedrooms and modern Bathroom to the first floor.

The house stands in low maintenance, landscaped gardens with block paved driveway providing off road parking. The rear garden is a particular feature, enjoying a westerly aspect, arranged with paved patio, synthetic lawn, raised planters with mature shrubs and trees, pergola and cabana/outdoor cinema with projector.

Cornwall Way is a turning off Pinfold Lane, well placed for accessing the shops, schools and amenities of Ainsdale.



Ground Floor:

Hall

Living Room - 3.96m x 3.45m (13'0" x 11'4")

Dining Room - 3.35m x 2.97m (11'0" x 9'9")

Conservatory - 5.99m overall x 4.04m overall (19'8" x 13'3")

Fitted Kitchen/Breakfast Room - 4.78m overall x 3.35m overall (15'8" x 11'0")

Utility - 2.24m x 1.52m (7'4" x 5'0")

WC - 2.24m x 1.09m (7'4" x 3'7")

Garage/Store - 2.24m x 2.03m (7'4" x 6'8")

First Floor:

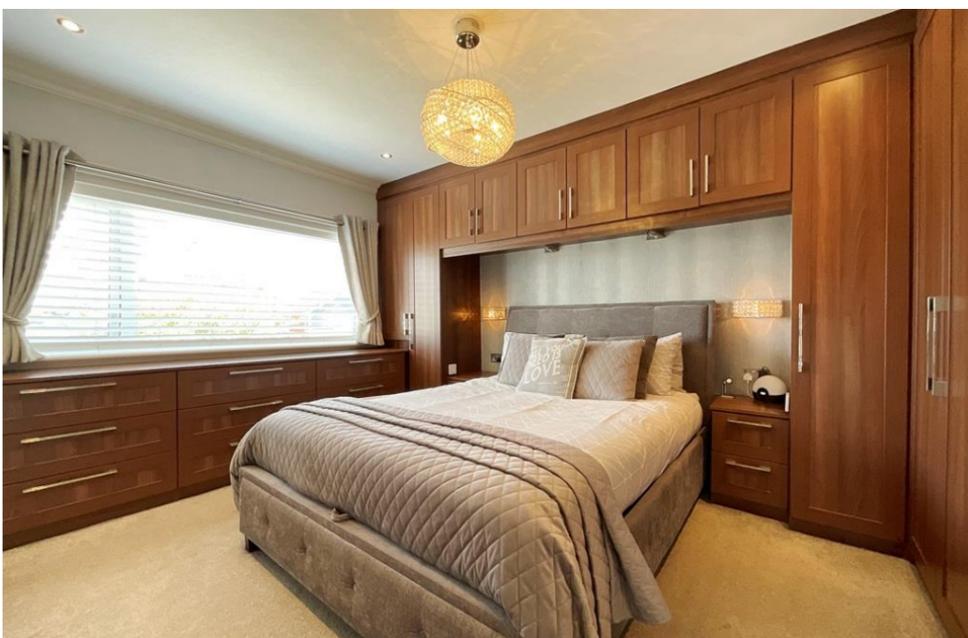
Landing

Bedroom 1 - 3.94m x 3.23m (12'11" x 10'7")

Bedroom 2 - 2.49m overall x 2.18m (8'2" x 7'2")

Bedroom 3 - 2.74m x 2.18m (9'0" x 7'2")

Bathroom - 2.49m x 2.18m (8'2" x 7'2")



Outside: The house stands in low maintenance, landscaped gardens with block paved driveway providing off road parking. The rear garden is a particular feature, enjoying a westerly aspect, arranged with paved patio, synthetic lawn, raised planters with mature shrubs and trees, pergola and cabana/outdoor cinema with projector.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

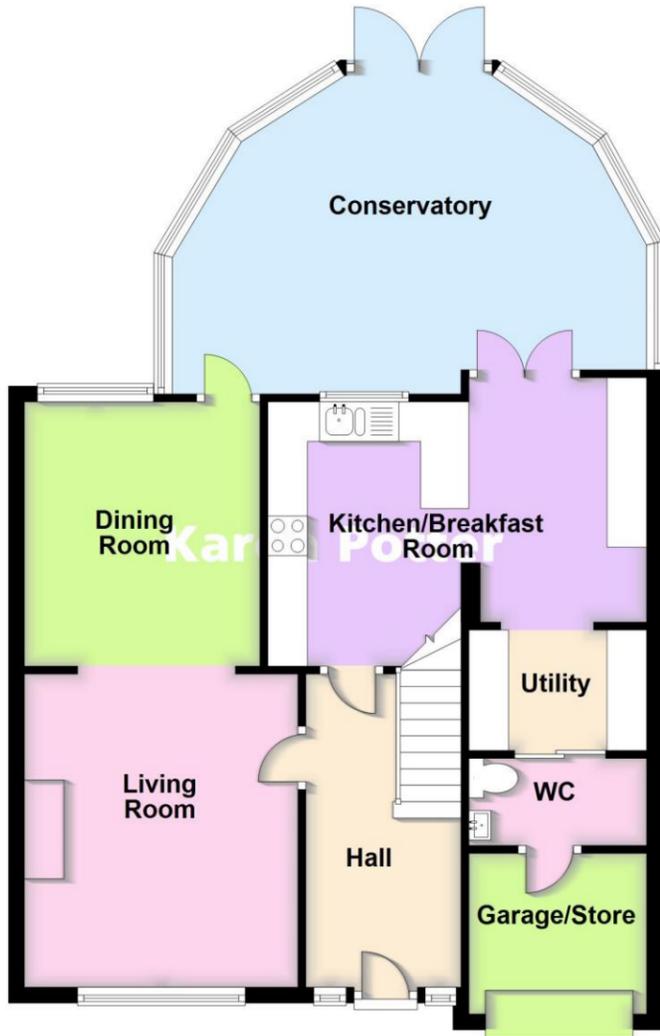
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

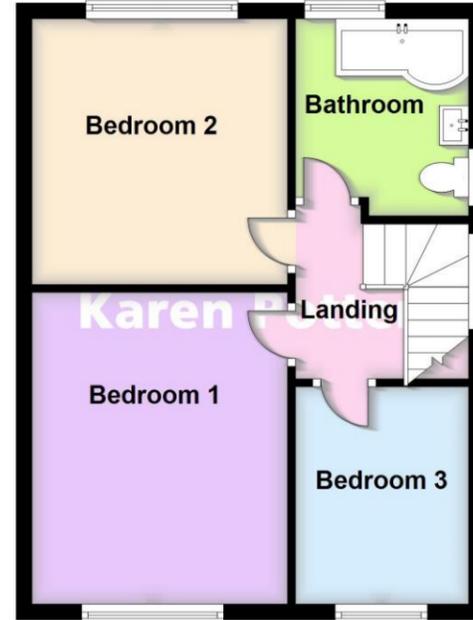
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Ground Floor
Approx. 80.2 sq. metres (863.6 sq. feet)



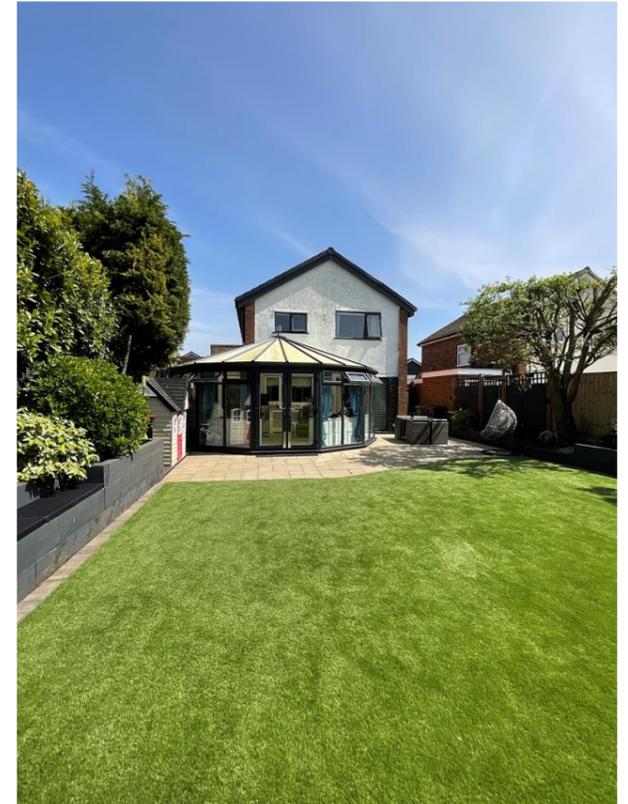
First Floor
Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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