



-  Detached Family Home
-  Three Bedrooms
-  Two Reception Rooms

-  Mature Gardens
-  No Chain
-  Sought After Ainsdale Position

**Price: £290,000** Subject to Contract

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







An early inspection is recommended of this well planned, detached family home, occupying a much sought after Ainsdale position and offered for sale with no onward chain.

Installed with gas central heating and double glazed throughout, the accommodation is arranged over two floors and briefly comprises: Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms, Shower Room and separate WC to the first.

Outside, there are gardens to front and rear, the front incorporating driveway providing off road parking for a number of vehicles. The rear garden has a westerly aspect and is a particular feature of the property arranged with paved patio, shaped lawn and well stocked, established borders.

Gleneagles Drive links Pinfold Lane with Kenilworth Road. Ainsdale shopping village is readily accessible together with the railway station on the Southport/Liverpool commuter line. Local primary schools can be found within Ainsdale and secondary schools are located within neighbouring Birkdale and Formby.





## Ground Floor:

### Hall

**Living Room** - 4.14m x 3.46m (13'6" x 11'4")

**Dining Room** - 3.35m x 2.96m (10'11" x 9'8")

**Kitchen** - 3.35m x 2.43m (10'11" x 7'11")

## First Floor:

**Bedroom 1** - 4.09m x 3.18m (13'5" x 10'5")

**Bedroom 2** - 3.4m x 3.18m (11'1" x 10'5")

**Bedroom 3** - 2.95m x 2.21m (9'8" x 7'3")

**Shower Room** - 2.41m x 1.32m (7'10" x 4'3")

**WC** - 1.57m x 0.79m (5'1" x 2'7")

**Outside:** There are mature gardens to front and rear, the front incorporating paved driveway providing off road parking for a number of vehicles. The rear garden has a westerly aspect and is a particular feature of the property arranged with paved patio, shaped lawn and well stocked, established borders.

**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.

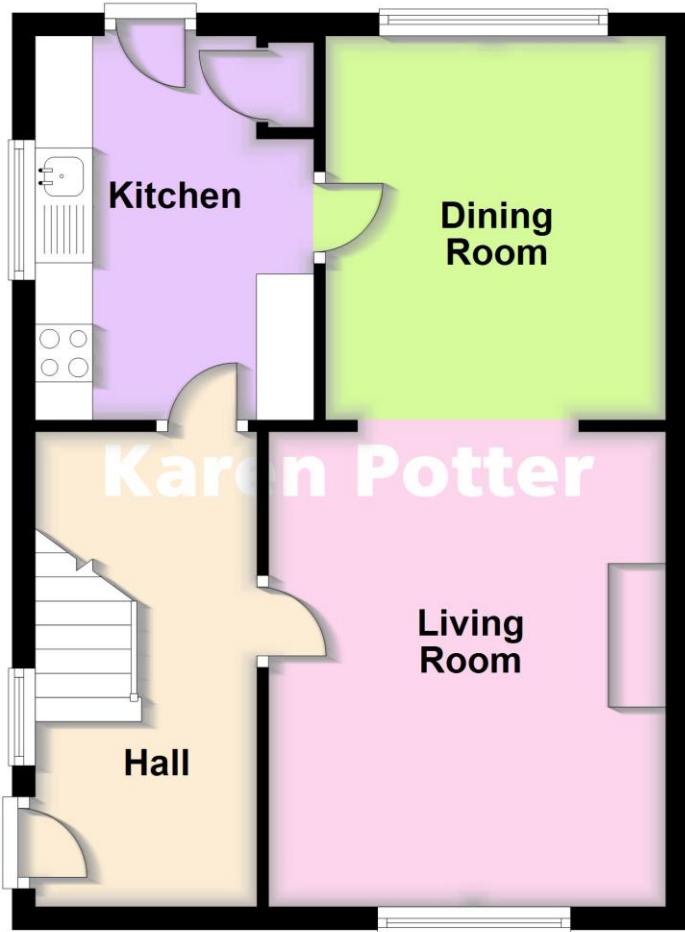
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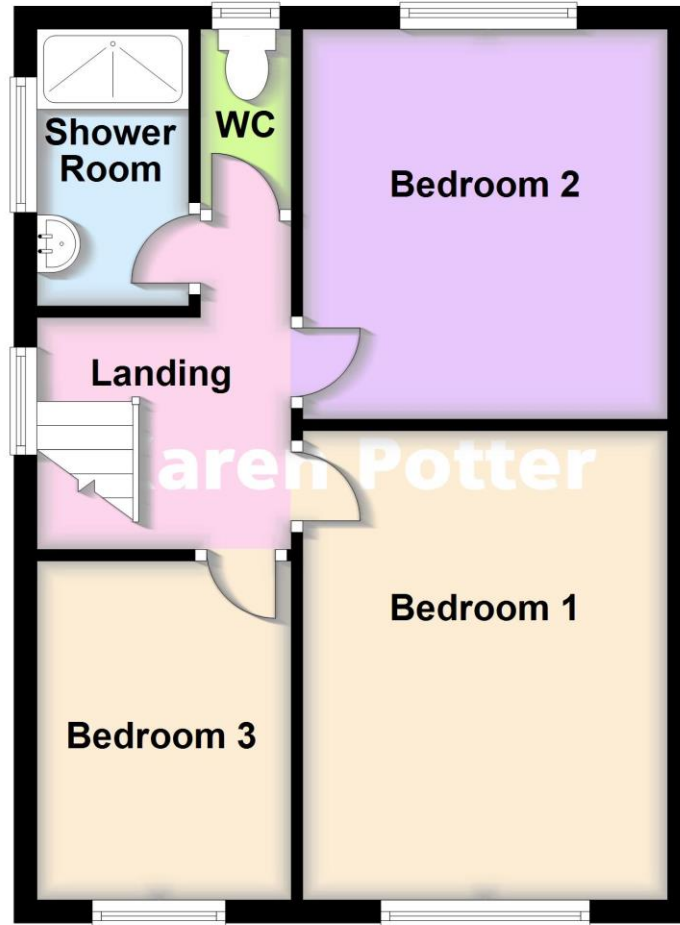
### Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk