



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Modern Shower Room
-  Low Maintenance Gardens
-  No Chain

**Price: £210,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this very well presented, semi-detached house located in a popular residential area of Ainsdale and offered for sale with no onward chain.

The gas centrally heated (2023 boiler) and double glazed accommodation is arranged over two floors and briefly comprises: Hall, front Living Room, rear Dining Room and fitted Kitchen to the ground floor with three Bedrooms and Shower Room/WC to the first floor.

Outside, there are low maintenance gardens to the front and rear, the front incorporating a paved driveway. A pedestrian gate to side gives access to the good size rear garden which is predominantly laid with gravel, patio areas and established shrub borders.

Rose Crescent is a turning off Cherry Road (off Meadow Lane) which in turn is located off Liverpool Road where there are public transport facilities to the town centre. Ainsdale Village and the railway station on the Southport/Liverpool commuter line are readily accessible.



## Ground Floor:

### Hall

**Living Room** - 4.32m x 3.48m (14'2" x 11'5")

**Kitchen** - 3.23m x 2.69m (10'7" x 8'10")

**Dining Room** - 0.38m x 3.23m (1'3" x 10'7")

## First Floor:

### Landing

**Bedroom 1** - 3.43m x 3.38m plus recess (11'3" x 11'1")

**Bedroom 2** - 3.68m x 2.64m plus wardrobes (12'1" x 8'8")

**Bedroom 3** - 2.74m x 2.46m (9'0" x 8'1")

**Shower Room** - 2.44m x 1.68m (8'0" x 5'6")

**Outside:** There are low maintenance gardens to the front and rear, the front incorporating a paved driveway. A pedestrian gate to side gives access to the good size rear garden which is predominantly laid with gravel, patio areas and established shrub borders.

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

**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>

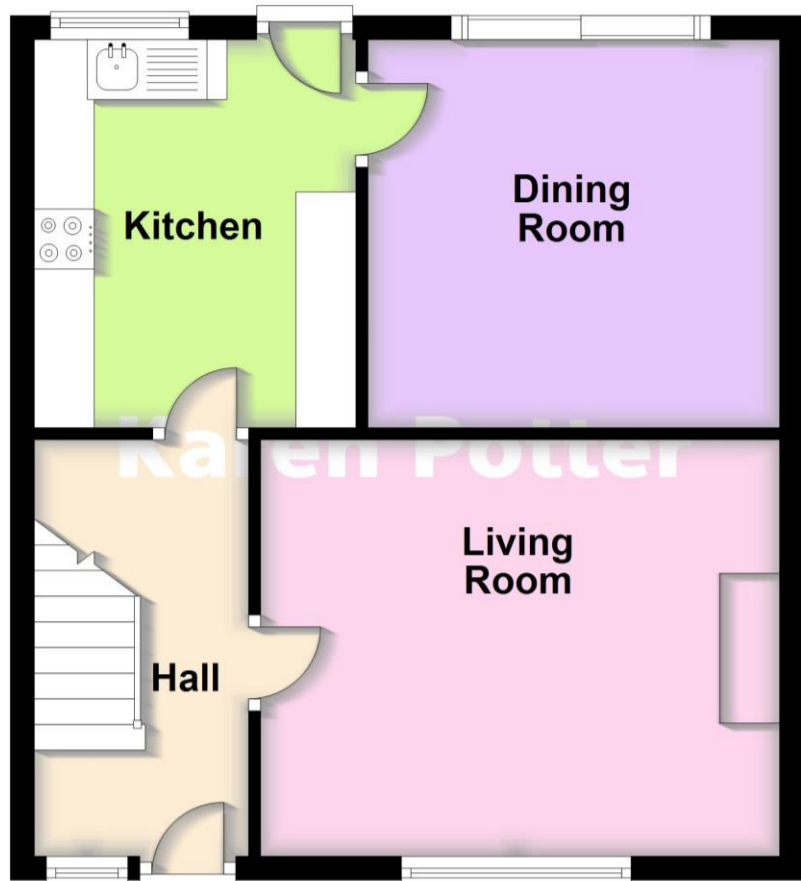
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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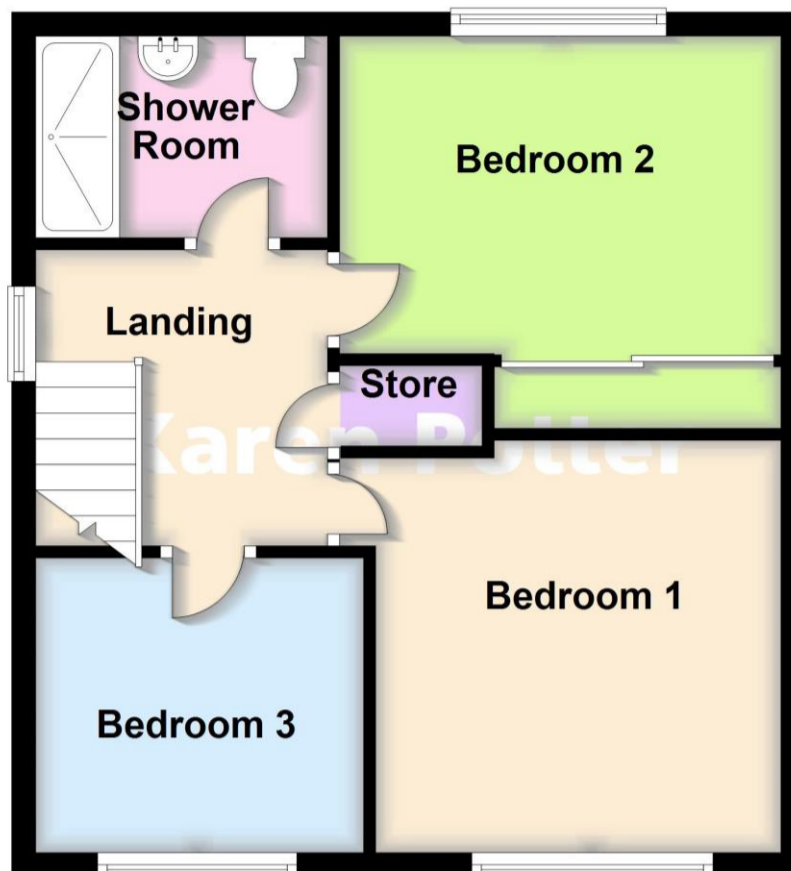
### Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.



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