




-  Immaculate Semi Detached House
-  Front Doors Together Style
-  Extended & Modernised

-  Three Bedrooms
-  South Facing Rear Garden
-  No Chain

Price: £385,000 Subject to Contract

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





Occupying a generous plot in a much sought after residential area of Ainsdale, this extended semi detached house of the 'front doors together' style is offered for sale with no onward chain and must be viewed to be fully appreciated.

Modernised to exacting standards by the current owner, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Shower Room/Utility and magnificent open plan Lounge/Dining/Kitchen to the ground floor with two double Bedrooms with fitted wardrobes, a single Bedroom and family Bathroom with under floor heating to the first floor.

Outside, the house stands in beautifully maintained, mature gardens, the front incorporating driveway for off road parking, the rear having a southerly aspect, arranged with paved patio, ornamental pond, shaped lawn and well stocked, established borders.

The property stands at the Chesterfield Road end of Salford Road, well placed for accessing the many shops, restaurants, bars and railway station in Ainsdale village.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.34m x 3.66m (14'3" x 12'0")

Lounge/Dining Kitchen - 6.32m overall x 5.28m overall (20'9" x 17'4")

Utility/Shower Room - 3.48m x 2.57m (11'5" x 8'5")

First Floor:

Landing

Bedroom 1 - 6.1m x 3.81m overall (20'0" x 12'6")

Bedroom 2 - 3.91m overall x 3.66m (12'10" x 12'0")

Bedroom 3 - 2.57m x 2.44m (8'5" x 8'0")

Bathroom - 3m x 2.77m (9'10" x 9'1")

Outside: The house stands in beautifully maintained, mature gardens, the front incorporating driveway for off road parking, the rear having a southerly aspect, arranged with paved patio, ornamental pond, 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: Leasehold for the residue term of 999 years from 29th September 1953 with a fixed annual ground rent of £6

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.

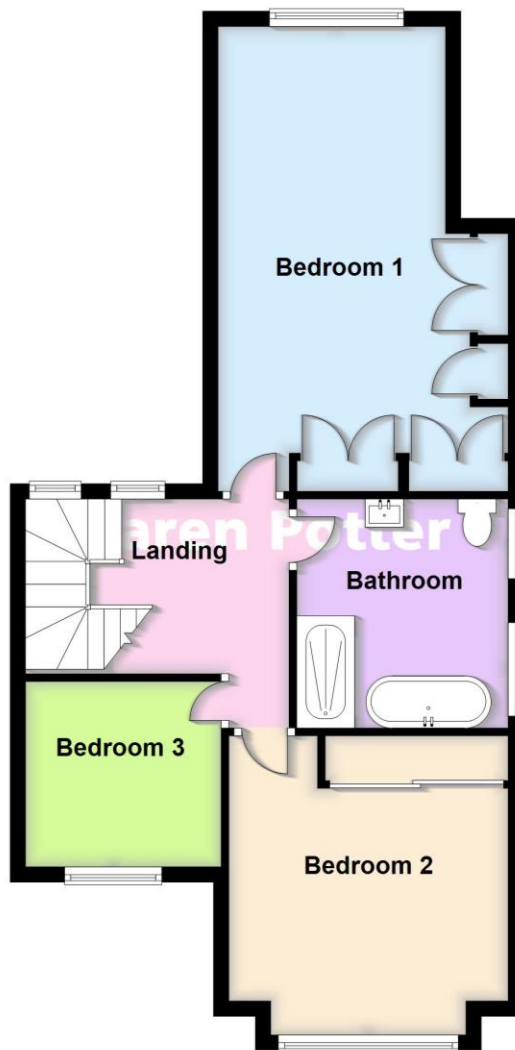
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Ground Floor
Approx. 75.4 sq. metres (811.6 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.2 sq. feet)



Total area: approx. 134.8 sq. metres (1450.8 sq. feet)

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