



-  Detached Family Home
-  Ground Floor Annex
-  Four Bedrooms

-  Two Bathrooms
-  Very Large Rear Garden
-  In Need Of General Updating

Price: Offers Over £400,000 Subject to Contract

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





An early inspection is strongly recommended of this detached family home, occupying a particularly generous plot and offering versatile accommodation within a moments stroll from the heart of Ainsdale village.

The gas centrally heated and double glazed property would benefit from a programme of general updating though does provide the facility for a dependant relatives suite. This forms the ground floor rear of the property taking in the conservatory and utility room (potential kitchen) and the integral garage conversion that comprises Garden Room (Bedroom), Study (Dressing Room) and Bathroom.

The main house comprises Hall, Living Room and fitted Kitchen/Dining Room to the ground floor with three double Bedrooms and Bathroom to the first floor.

Outside, there is an extensive paved driveway to the front providing off road parking for a number of vehicles, whilst the rear garden is an outstanding feature, arranged with paved patio, extensive shaped lawn and a variety of mature trees, bushes and well stocked shrub borders.

Chesterfield Road runs parallel to the railway line, with the many amenities of the village, the beach and a number of local schools all readily accessible.



Ground Floor:

Hall

Living Room - 6.07m x 3.91m overall (19'11" x 12'10")

Kitchen/Dining Room - 6.07m x 3.73m plus recess (19'11" x 12'3")

Utility (Annex Kitchen) - 3.07m x 2.36m (10'1" x 7'9")

Conservatory - 4.57m plus recess x 4.37m (15'0" x 14'4")

Garden Room (Annex Bedroom) - 4.8m x 2.29m (15'9" x 7'6")

Study (Dressing Room) - 3.15m x 2.29m (10'4" x 7'6")

Bathroom - 2.29m x 1.78m (7'6" x 5'10")

First Floor:

Landing

Bedroom 1 - 4.75m x 3.73m (15'7" x 12'3")

Bedroom 2 - 3.78m plus recess x 3.28m (12'5" x 10'9")

Bedroom 3 - 3.02m x 2.72m (9'11" x 8'11")

Bathroom - 3.1m x 2.62m plus recess (10'2" x 8'7")

Outside: There is an extensive paved driveway to the front providing off road parking for a number of vehicles, whilst the rear garden is an outstanding feature, arranged with paved patio, extensive shaped lawn and a variety of mature trees, bushes and well stocked shrub borders.

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

Tenure: Leasehold with a residue term of 999 years from 29th September 1948. No ground rent payable.

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

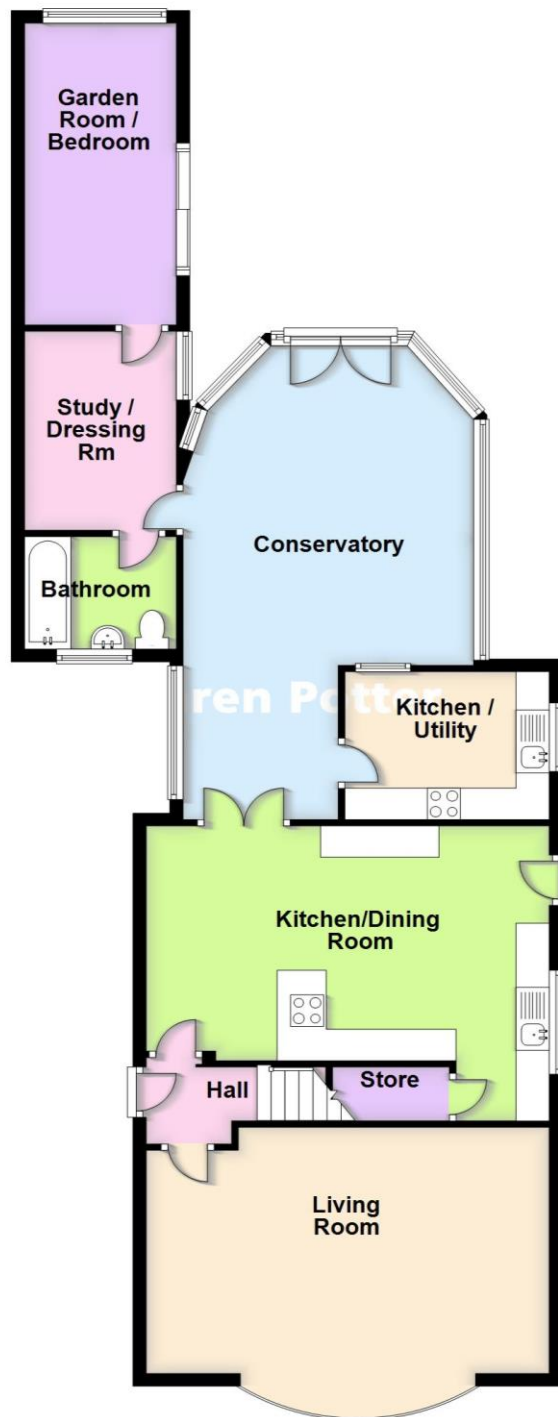
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 111.0 sq. metres (1194.5 sq. feet)



First Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 172.2 sq. metres (1853.6 sq. feet)

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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