





NO CHAIN - A traditional semi-detached house of the "front doors together" style in need of repair and modernisation, yet offering outstanding potential for improvement.

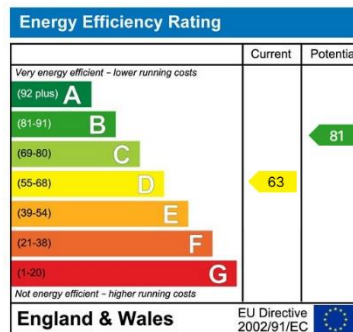
The property offers accommodation comprising Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Bathroom, Side Porch and Conservatory to the ground floor with three Bedrooms to the first. Gas central heating and upvc double glazing are installed.

There are garden areas to the front and rear of the property, the front incorporating a driveway providing off road parking. The rear garden is a fantastic size and is a particular feature of the property.

Leamington Road is located in the heart of the village, there is easy access to the shops, restaurants, bars and railway station. The dunes, pinewoods, nature reserve and beach offer magnificent walking and off road cycling opportunities.



# Leamington Road, Ainsdale, Southport PR8 3LB



## Ground Floor:

### Entrance Vestibule

### Hall

**Dining Room** - 3.8m x 3.46m (12'5" x 11'4")

**Living Room** - 3.98m x 3.8m (13'0" x 12'5") into bay

**Kitchen** - 4.29m x 2.36m (14'0" x 7'8")

**Bathroom** - 2.67m x 2.36m (8'9" x 7'8")

**Conservatory** - 2.89m x 2.57m (9'5" x 8'5")

**Porch** - 2.49m x 1.6m (8'2" x 5'2")

## First Floor:

**Bedroom 1** - 4.85m x 3.4m (15'10" x 11'1")

**Bedroom 2** - 3.43m x 3.08m (11'3" x 10'1")

**Bedroom 3** - 2.95m x 2.57m (9'8" x 8'5")

## Outside:

There are garden areas to the front and rear of the property, the front incorporating a driveway providing off road parking. The rear garden is a fantastic size and is a particular feature of the property.

## Council Tax:

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

## Tenure:

## 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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