

£150,000

Subject to contract





An opportunity has arisen to purchase this semi detached house which is in need of general updating, as reflected within the asking price.

The property is located within a pedestrianised cul-de-sac and is installed with gas central heating and uPVC double glazing, briefly comprising Hall, through Lounge/Dining Room, Kitchen and Utility Room to the ground floor with three Bedrooms and Shower Room/WC to the first.

The front garden is laid to lawn whilst the rear garden is mainly paved for ease of maintenance and has established borders and an ornamental pond.

Heathfield Road is located within easy access of the many amenities of Ainsdale village together with the railway station on the Southport/Liverpool commuter line.



Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 76.8 sq. metres (826.7 sq. feet)



Ground Floor:

Hall

Lounge/Dining Room - 5.97m x 2.01m (19'7" x 6'7")

Kitchen/ Breakfast Room - 3.35m x 2.97m (11'0" x 9'9")

Utility - 2.92m x 1.91m (9'7" x 6'3" max)

First Floor:

Landing

Bedroom 1 - 4.32m x 3.15m (14'2" plus built in wardrobe x 10'4")

Bedroom 2 - 4.01m x 2.72m (13'2" x 8'11" max)

Bedroom 3 - 3.15m x 1.98m (10'4" x 6'6")

Shower Room - 2.29m x 1.8m (7'6" x 5'11")

Store

Outside:

The front garden is laid to lawn whilst the rear garden is mainly paved for ease of maintenance and has established borders and an ornamental pond.

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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