



# TRACY PHILLIPS

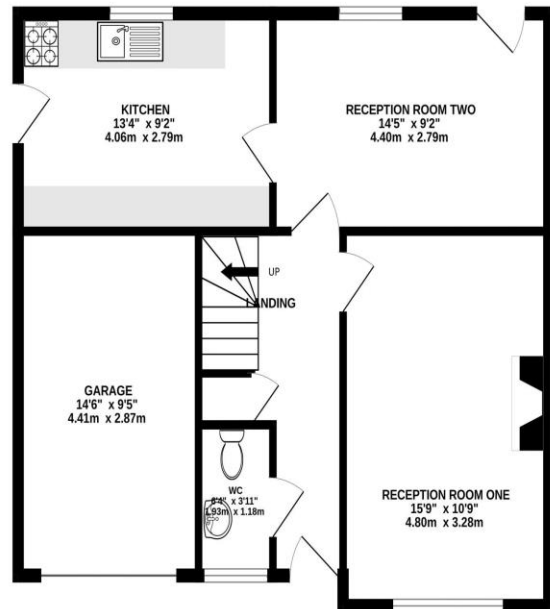
## Estates



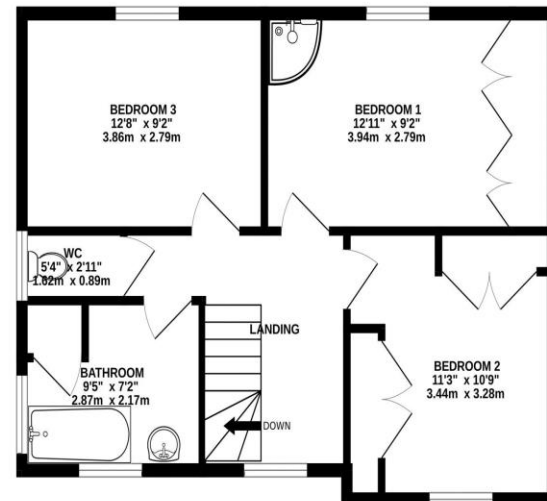
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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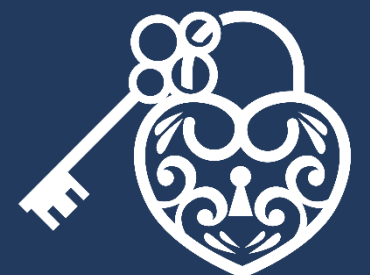
enquiries@tracyphillipsestates.com

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Offers In Excess Of £295,000

Penrith Avenue, Ainsdale, PR8 3QU

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Situated on the highly desirable Penrith Avenue in the sought-after area of Ainsdale, this detached three double-bedroom family home is offered for sale with **no onward chain**. The property enjoys a convenient location close to a range of independent shops, cafés, and restaurants, excellent local schools, and Ainsdale train station. It is also well placed for local bus routes providing easy access to both Southport and Liverpool. The area's beautiful Blue Flag-awarded beach and nature reserve are both within a five-minute drive, making this an ideal home for families and those who enjoy coastal living.

To the front of the property, a driveway provides off-road parking for several vehicles and leads to a single garage. Upon entering, the welcoming hallway gives access to a convenient cloakroom fitted with a WC and wash hand basin. The spacious lounge is positioned to the front of the property and features an attractive fireplace, creating a comfortable living space. To the rear is a second generously sized reception room, previously used as a dining room, offering flexibility for family living. The kitchen is fitted with a good range of wall and base units providing ample storage and benefits from a door giving side access to the property.

To the first floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower. The second bedroom is a particularly spacious double, while the third bedroom is also a comfortable double and includes fitted wardrobes. The family bathroom is fitted with a bath with shower over and a vanity wash hand basin, with the added convenience of a separate WC.

Externally, the rear garden is a generous size, enjoys a desirable south-facing aspect, and features a lawned area, patio seating space, and a pergola, making it an ideal space for outdoor entertaining and enjoying the sunshine throughout the day. Viewing is highly recommended to fully appreciate the accommodation and excellent location on offer.





