

**Ainsdale Close,
Aintree**


SMART MOVE



Asking Price **£270,000**



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Smart Move are delighted to present to the market this extended and well presented four bedroom semi detached house, occupying a peaceful location on a small cul-de-sac, shared with just a handful of other homes. While the location is peaceful, it is also not far from Aintree Hospital, racecourse, golf course and local amenities, making viewing in person highly recommended, in order to fully appreciate the great location, as well as the generously proportioned living space on offer.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor, lounge with open plan arch to the dining room, separate modern fitted kitchen, attached single garage first floor landing, bedroom one has an en suite shower room off, three further bedrooms and the first floor family bathroom completes the accommodation. There is also potential for extension, either out to the rear or by converting the garage (subject to planning permission,) making it a house that you can make your own.

Off road parking is available on the block paved driveway to the front of the property, which spans the width of the plot, whilst the main garden is located to the rear and boasts a generous paved patio area, mature lawn, useful garden shed and a enclosed fenced perimeter.

To locate the property using What3Words search keywords: [///corner.strain.legal](https://www.what3words.com/#!/en/strain-legal)





*** Extended Four Bedroom Semi Detached House**

*** First Floor Family Bathroom**

*** Private Enclosed Rear Garden**

*** Peaceful Cul-De-Sac Location**

*** Freehold, UPVC Double Glazing & GCH**

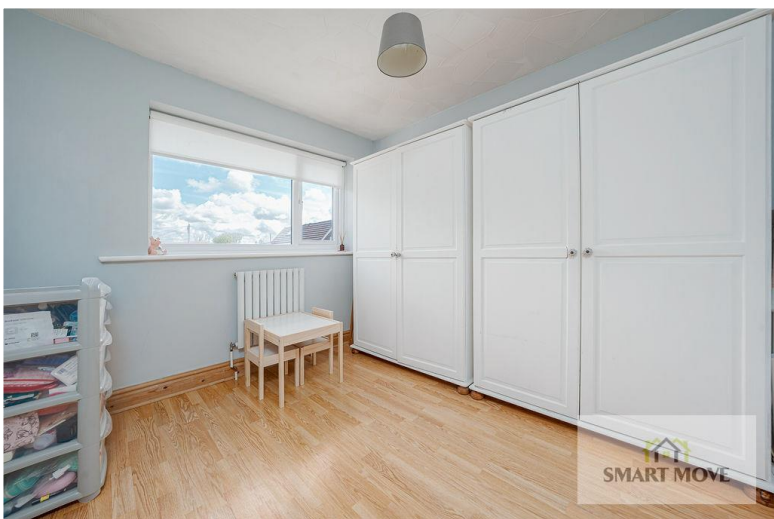
*** Lounge, Dining Room & Modern Kitchen**

*** En Suite Shower Room to Bedroom One**

*** Driveway & Attached Single Garage**

*** Close to Aintree Hospital & Gold Course**

*** Council Tax Band C & EPC Rating C**





4, Ainsdale Close, Aintree, L10 1ND

Total Area: 101.0 m² ... 1087 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.