



KAREN PARKS
SALES & LETTINGS



16 Easedale Drive, Southport, PR8 3TL
Offers Over £280,000

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom semi detached property that has been fully RENOVATED and MODERNISED throughout - making a perfect turnkey home. The house benefits from new central heating system and boiler, re-wire, new windows and doors throughout and a brand new modern kitchen and bathroom. The property briefly comprises of: to the ground floor - hallway, lounge and open plan kitchen-diner with doors to the garden. To the first floor are three bedrooms and spacious bathroom with separate bath and shower. There is a driveway and garage to the front of the property and gardens to the rear. The house is situated in a quiet spot but still within walking distance of the Train station and Ainsdale village with all it's amenities such as shops, bars, restaurants and hairdressers. It is also within close proximity of the Pinewoods and a local primary school - making it a perfect family home. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

Lounge 12'5" x 10'7" (3.80 x 3.23)

Kitchen-Diner

First Floor

Landing

Bedroom 1 13'3" x 10'1" (4.04 x 3.08)

Bedroom 2 13'1" x 8'6" (4.00 x 2.61)

Bedroom 3 10'11" x 7'3" (3.34 x 2.23)

Bathroom

Outside

Front Garden

The front of the property has a garden area in front of the lounge window and a paved driveway providing off road parking.

Rear Garden

Garage

The garage has access from an up and over garage door and also access into the garage internally from the hallway. The garage contains the meters.

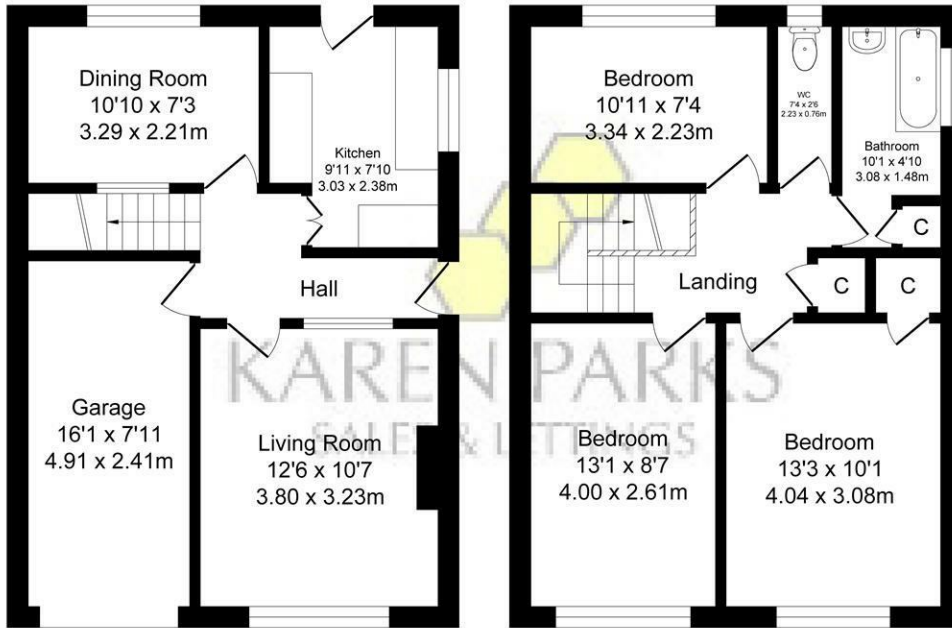
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Easedale Drive, Ainsdale Total Approx. Floor Area 1020 Sq.ft. (94.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



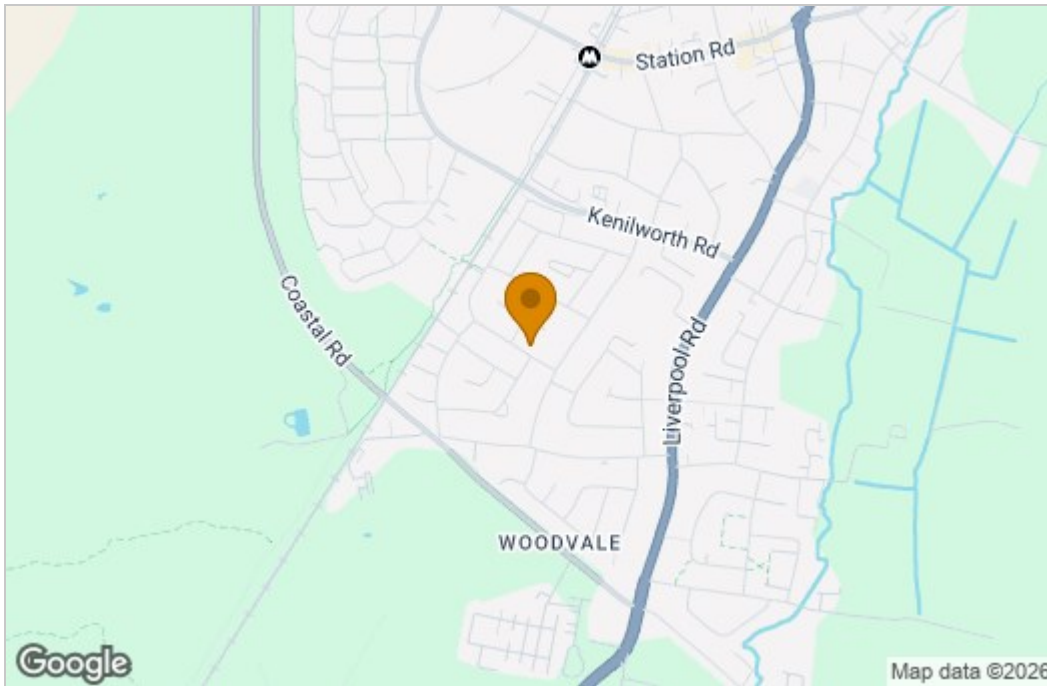
Ground Floor

Approx. Floor Area 510 Sq.Ft (47.4 Sq.M.)

First Floor

Approx. Floor Area 510 Sq.Ft (47.4 Sq.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.