



-  Detached Family Home
-  Four Bedrooms
-  Three Reception Rooms

-  Good Size Rear Garden
-  Garage & Parking
-  No Chain

Price: £390,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well presented family house occupying a generous plot in a highly sought after position, within walking distance of Ainsdale village.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation would benefit from some general updating and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Lounge and WC to the ground floor with four Bedrooms, Bathroom and separate WC to the first floor.

Outside, the house stands in mature gardens with twin gates giving access to a paved driveway to front. The rear garden is a particular feature being a very good size, arranged with extensive lawn, established borders, summerhouse and garage.

Salford Road is well placed for accessing the shops, restaurants, bars and railway station within the village. The dunes, pinewoods, nature reserve and beach offer magnificent walking and off road cycling opportunities.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 6.2m overall x 3.73m overall (20'4" x 12'3")

Dining Room - 4.01m x 3.81m (13'2" x 12'6")

Kitchen - 3.81m x 2.08m (12'6" x 6'10")

Lounge - 5.74m overall x 2.92m (18'10" x 9'7")

WC

First Floor:

Landing

Bedroom 1 - 4.17m x 3.78m overall (13'8" x 12'5")

Bedroom 2 - 3.96m overall x 3.84m (13'0" x 12'7")

Bedroom 3 - 2.74m x 2.26m (9'0" x 7'5")

Bedroom 4 - 4.39m x 1.37m (14'5" x 4'6")

Bathroom - 1.93m x 1.85m (6'4" x 6'1")

Separate WC



Outside: The house stands in mature gardens with twin gates giving access to a paved driveway to front. The rear garden is a particular feature being a very good size, arranged with extensive lawn, established borders, summerhouse and garage.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

Tenure: Leasehold for a residue term of 999 years from 25th March 1912 with a fixed annual ground rent of £6.30

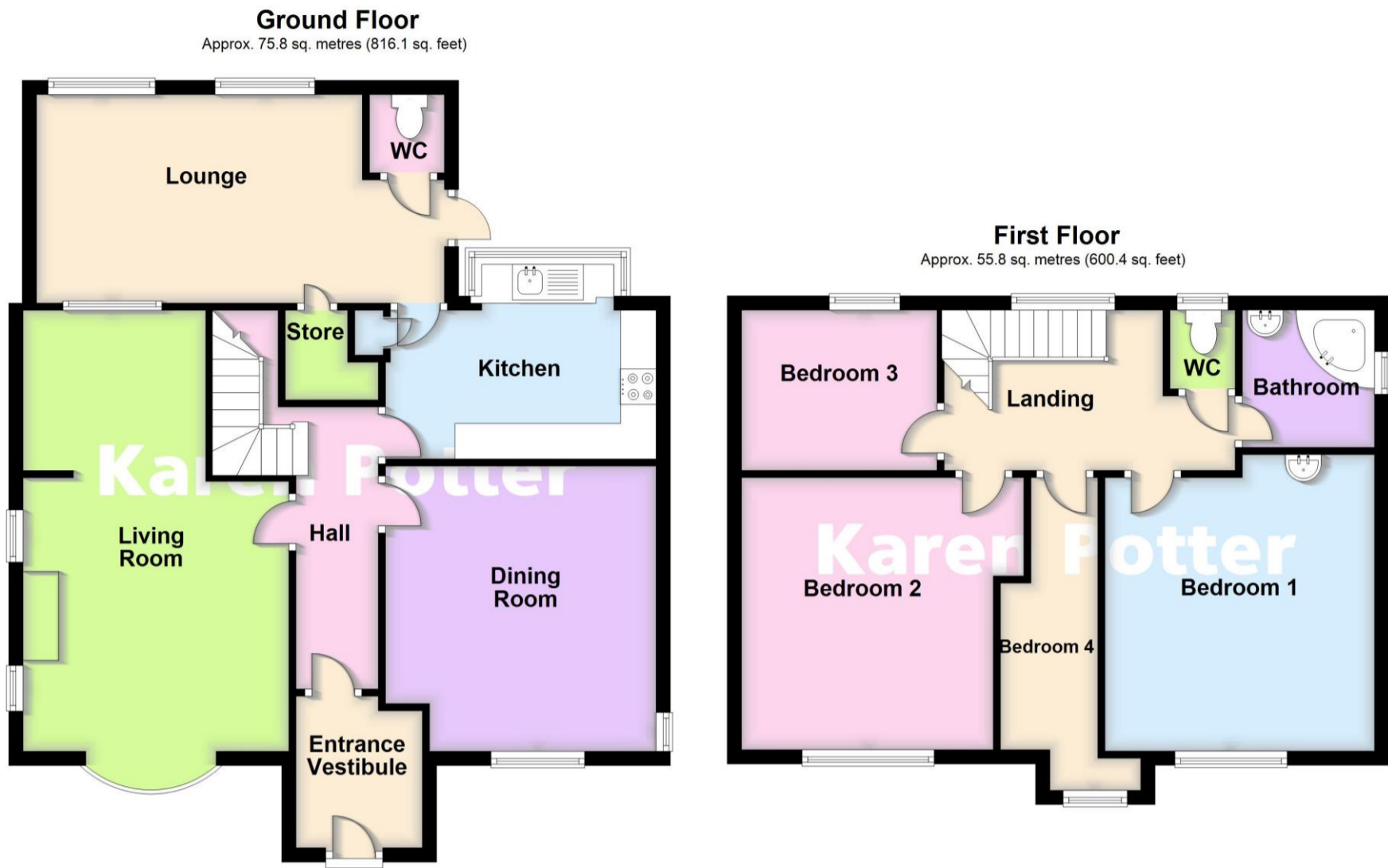
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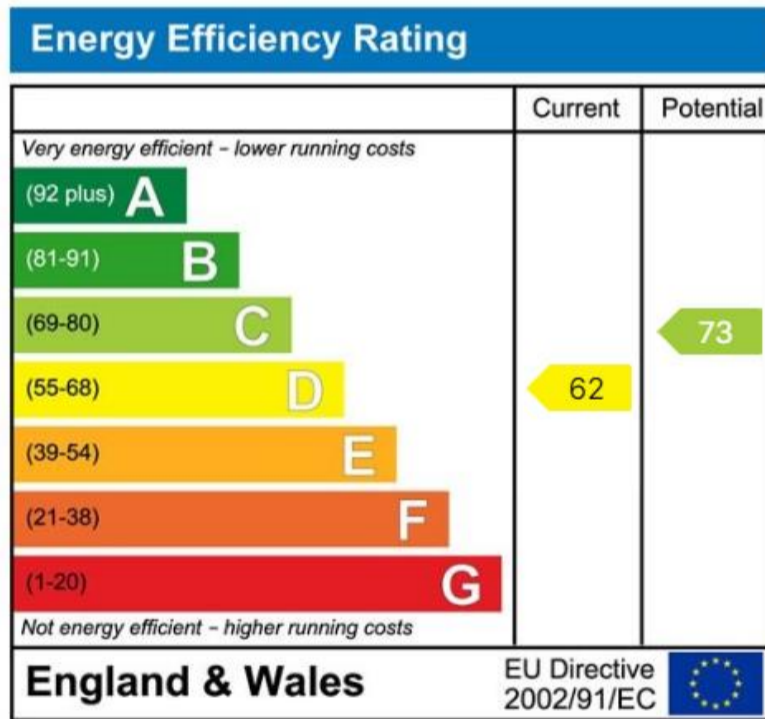
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 131.6 sq. metres (1416.4 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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