



Pinfold Lane,
Southport, PR8 3QL

Offers Over £230,000

SM

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ESTATE AGENT

Welcome to Pinfold Lane, Ainsdale and this delightful end-terrace COTTAGE, situated on a generous plot in the highly sought-after location of Pinfold Lane. This 2 or possibly 3-bedroom property is perfect for those seeking to downsize or first-time buyers looking for a home with CHARACTER and room to grow as their family expands.

Ever popular, the location is ideally placed with easy access to local schools, the vibrant local village and a dog walkers haven with the Pinewoods, Ainsdale Beach and Dunes just a short walk away.

The quirky layout of this cottage includes a porch, kitchen, lounge, and an additional reception room to use as you see fit, a dining room perhaps? an office, or ground floor bedroom, the layout offers versatile living space to suit your specific needs. Upstairs, you'll find TWO BEDROOMS and a family bathroom.

Externally, the property exudes charm with ample opportunities to EXTEND (subject to planning) or simply enjoy the sun-bathed gardens to the front, side, and rear. The interior has been recently redecorated with new flooring throughout and boasts a newly fitted, modern white bathroom suite.

Our virtually staged photographs provide a glimpse of the potential this property holds, but it truly offers a blank canvas for the discerning buyer to put their own stamp on. With NO ONWARD CHAIN, this vacant property is ready for its new owners to move in and make it their own. The FREEHOLD tenure is to be confirmed. Don't miss the opportunity to view this charming cottage.

Call us today on 01704 516 626 to arrange an early viewing.

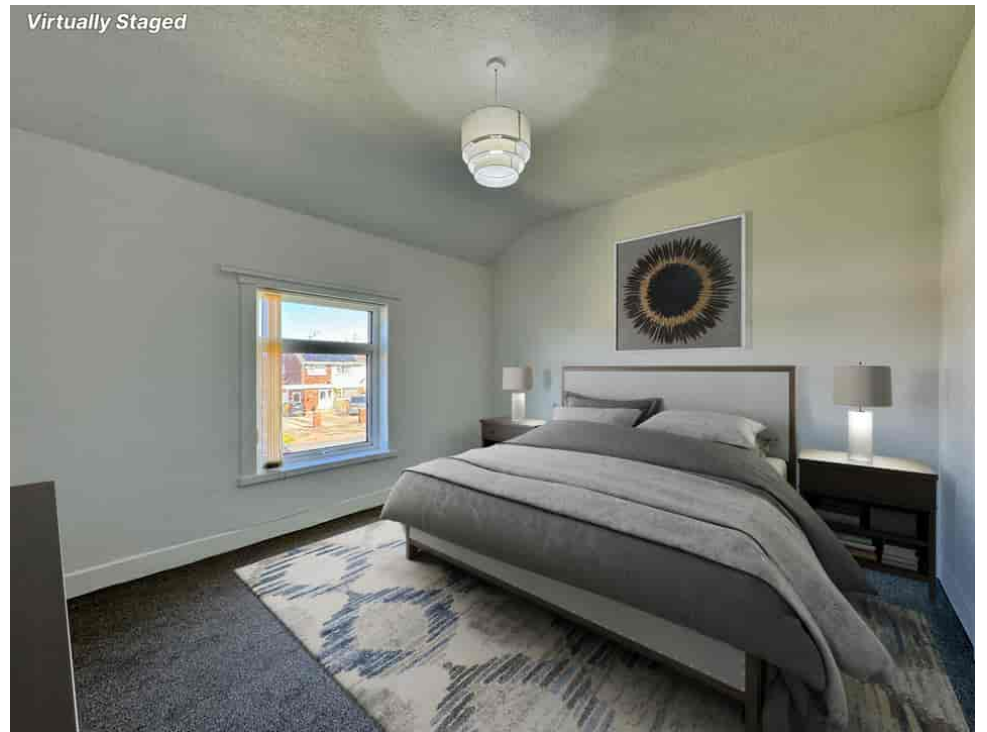
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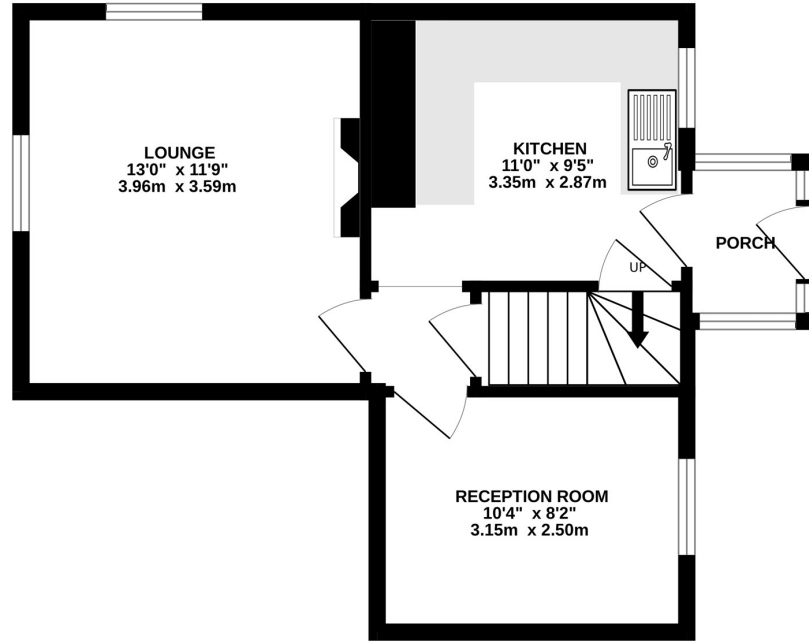
Virtually Staged



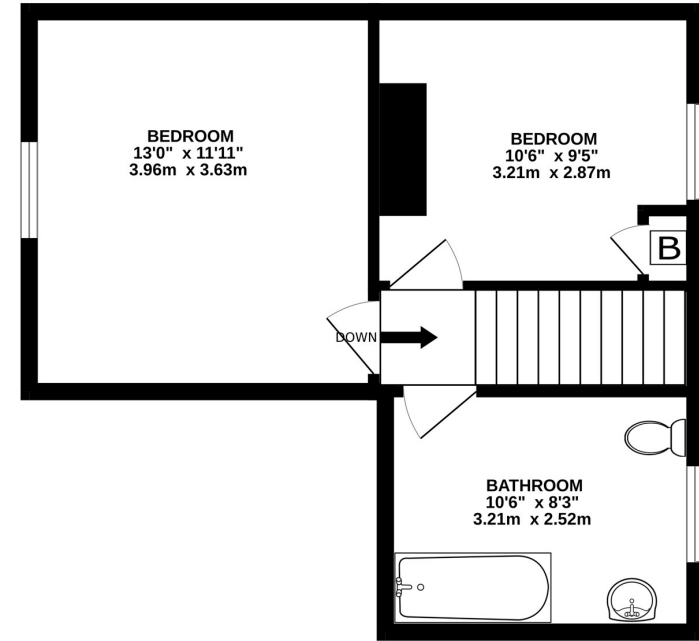
Virtually Staged



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		64
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

