



Sanvino Avenue,
Ainsdale, PR8 3NB

£300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Stylish Three-Bedroom Semi in a Prime Village Setting

Quiet CUL-DE-SAC | Opposite VILLAGE GREEN | SOUTH-FACING garden | OFF-ROAD PARKING for THREE

Tucked away in a peaceful cul-de-sac and directly opposite the village green, this beautifully presented three-bedroom SEMI-DETACHED HOME offers the perfect blend of charm, space, and location. Just a short stroll from village amenities, it enjoys a south-facing garden and off-road parking for up to three vehicles.

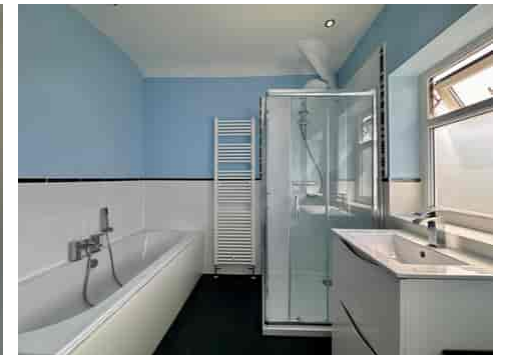
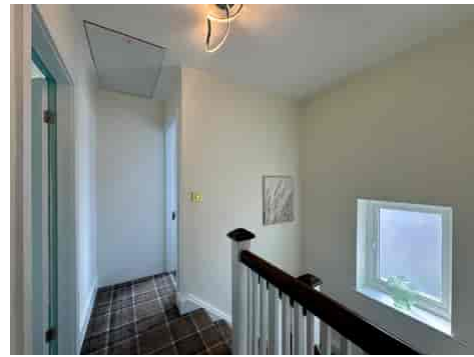
Step inside via the attractive arched front door into the HALLWAY that leads to a spacious LOUNGE with a bay window and a light-filled KITCHEN/DINER. This well-equipped kitchen offers excellent storage, integrated appliances, and French doors opening to the garden—ideal for modern family living. A UTILITY ROOM and GROUND FLOOR WC add extra convenience.

Upstairs, the home provides THREE BEDROOMS and a stylish FAMILY BATHROOM with both a bath and a separate shower. The loft is part-boarded with ladder access, offering useful storage potential.

Outside, the south-facing GARDEN enjoys a mix of lawn and patio, while the smart block-paved frontage ensures ample private parking. The home also benefits from great KERB APPEAL, mature borders, and a peaceful village outlook.

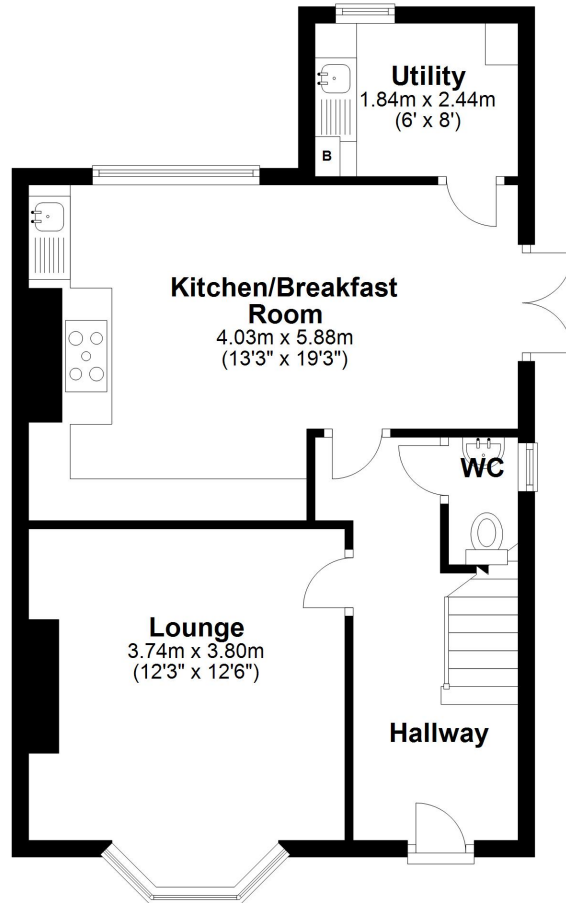
This is a much-loved home in a sought-after location—early viewing is highly recommended.





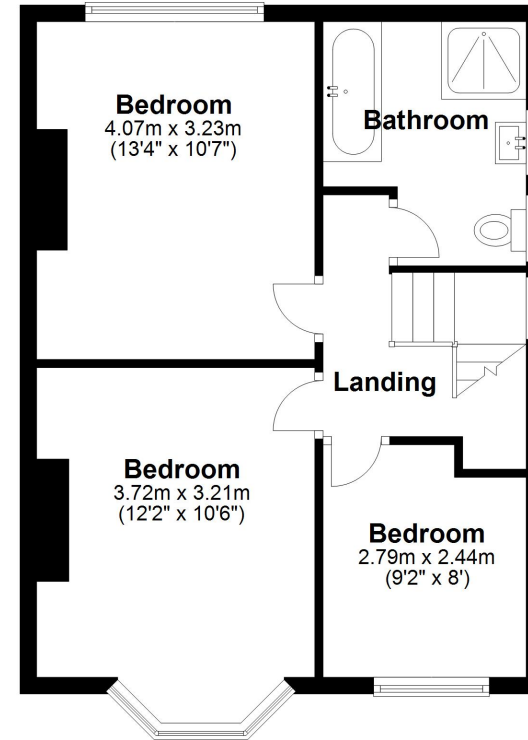
Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.3 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

EU Directive
2002/91/EC

