



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.

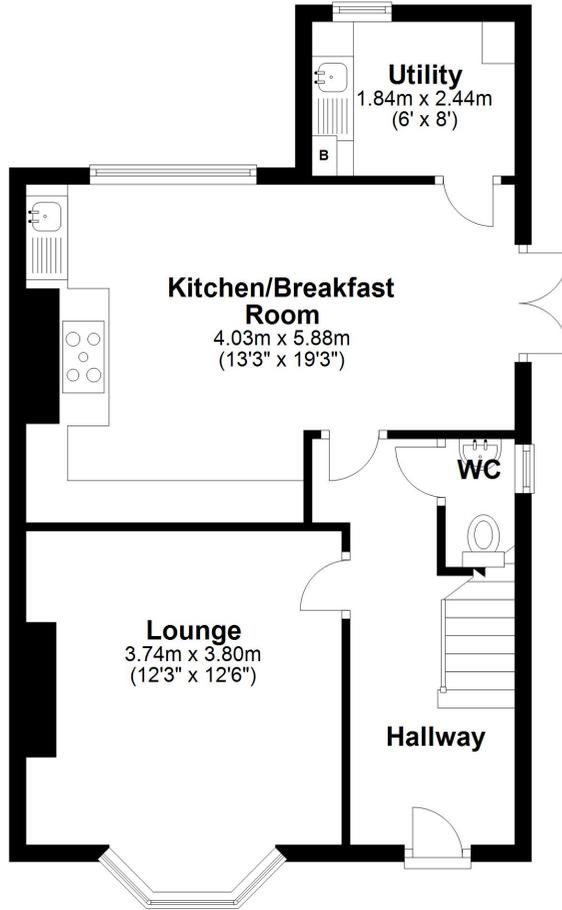
This is a much-loved home in a sought-after location—early viewing is highly recommended.





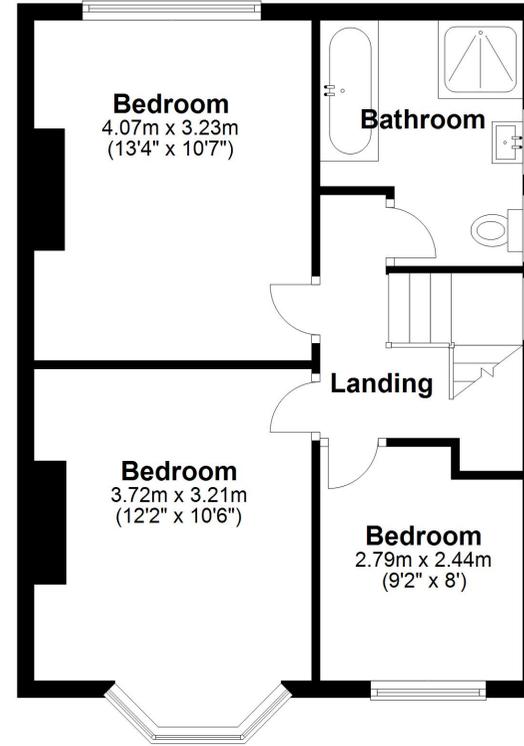
## Ground Floor

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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

