



Shore Road, Ainsdale,
PR8 2PY

£750,000

SM

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An impressive and highly versatile family home extending to over 3,500 sq ft, set within a generous 0.26-acre plot with a SOUTH-FACING rear aspect. Tucked away in a private setting yet within walking distance of Ainsdale village, shops and the railway station, this SUBSTANTIAL PROPERTY offers a rare combination of scale, privacy and lifestyle features.

One of the standout aspects of the home is its OUTDOOR SWIMMING POOL, complemented by an adjoining WET ROOM and WC, making it ideal for family use and entertaining. The first-floor FAMILY ROOM, currently arranged as a POOL ROOM WITH BAR, is a superb and flexible space that could equally suit use as a cinema room, games room or additional reception, depending on a buyer's requirements.

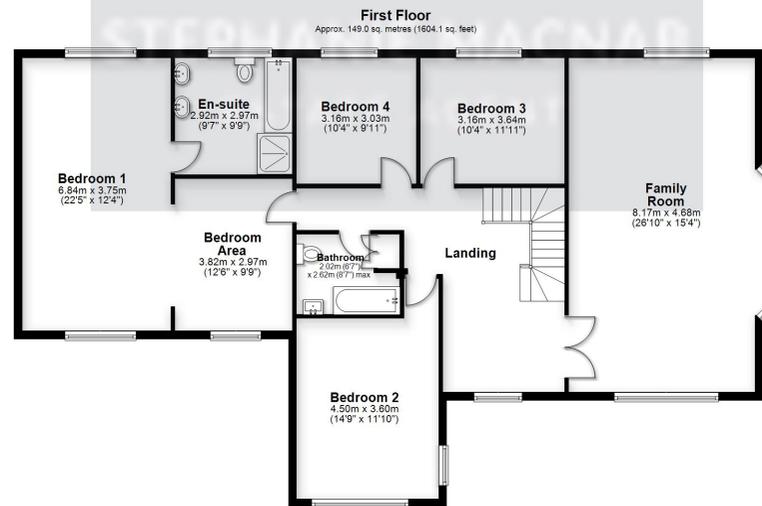
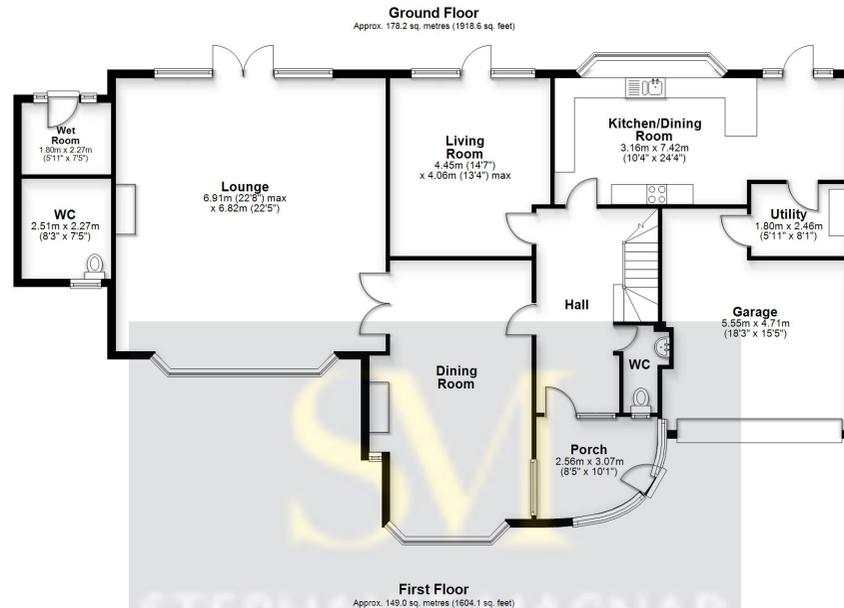
Internally, the ground floor accommodation is both generous and well-balanced. A welcoming RECEPTION HALL with WC leads through to a spacious front-facing DINING ROOM, ideal for more formal entertaining. To the rear, there is a comfortable LIVING ROOM alongside a substantial FORMAL LOUNGE, providing excellent flexibility for family life and larger gatherings. A well-proportioned BREAKFAST KITCHEN is supported by a separate UTILITY ROOM, creating a practical hub for day-to-day living.

To the first floor, there are FOUR WELL-PROPORTIONED BEDROOMS and a family BATHROOM. The PRINCIPAL SUITE is particularly impressive, incorporating a large bedroom, DRESSING AREA and EN-SUITE to form a private retreat. Externally, the property benefits from AMPLE OFF-ROAD PARKING for several vehicles, a GARAGE and mature gardens, with the southerly rear aspect ensuring excellent natural light throughout the day.









Total area: approx. 327.3 sq. metres (3522.7 sq. feet)
This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	