



Thirlmere Drive,  
Ainsdale, PR8 3TZ

**OFFERS OVER**  
**£230,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT



This EXTENDED semi-detached house offers a BLANK CANVAS for the new owners to create their dream.

The current family have owned the property for over forty years, and they have recently replaced the central heating boiler, new kitchen appliances and bathroom suite.

The internal FLOOR AREA is 1,250 sq ft, and you can review the FLOORPLAN to see how the accommodation is arranged. There is scope at the rear of the property to create the much coveted OPEN PLAN kitchen/diner with the addition of a separate reception room.

Upstairs, there are THREE BEDROOMS and a family bathroom with a separate WC.

Outside, there is OFF-ROAD parking leading to the garage with a utility area behind. The rear garden is enclosed.

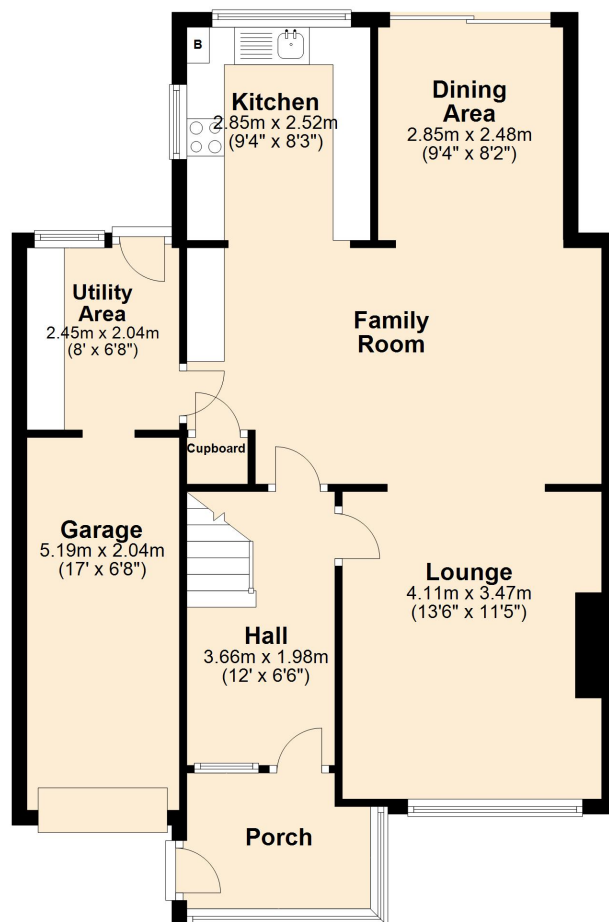
There is NO ONWARD CHAIN. Please call to view 01704 516 626.





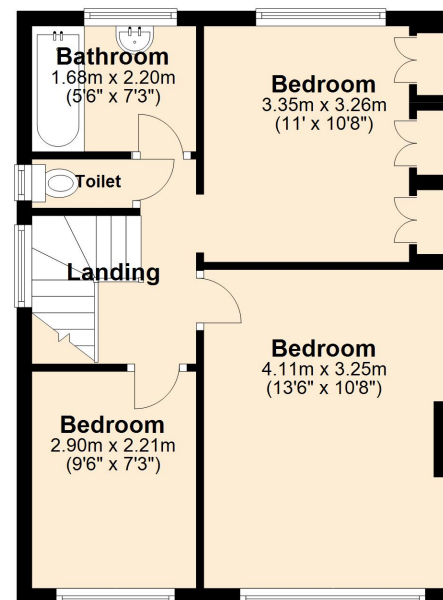
## Ground Floor

Approx. 75.9 sq. metres (817.1 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.6 sq. feet)



Total area: approx. 118.0 sq. metres (1269.7 sq. feet)

Plan produced using PlanUp.



