



Liverpool Road,  
Ainsdale, PR8 3SL

**Offers Over £425,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This property really has the WOW factor, from the moment you arrive, you will not be disappointed!

This property has been transformed into a stunning home that will be appealing to a variety of buyers whether upsizing or downsizing, family or retiring, this property really will accommodate your needs, just take a look at the photographs, floor-plan and video to get a feel for this wonderful home.

The internal floor area exceeds 1,900 sq ft. The bright and airy hall leads to the front reception room that is perfect for an evening lounge to relax and unwind. The adjacent reception room is ideal for either a HOME OFFICE or games room. There are TWO BEDROOMS on the ground floor and a shower room if you prefer SINGLE-LEVEL LIVING. The heart of the home is the OPEN PLAN KITCHEN, a fantastic allrounder day or night, either with family or friends. The BI-FOLDING doors extend that entertaining space into the SUNNY garden for all to enjoy.

Upstairs, there are a FURTHER THREE BEDROOMS and a family bathroom. The master bedroom enjoys an EN-SUITE SHOWER ROOM.

Outside, there is OFF-ROAD parking for multiple vehicles and a GARAGE with a remote-controlled door. An extensive rear garden which is perfect for a family or keen gardener.

The property is FREEHOLD. There is NO ONWARD CHAIN. Call to view 01704 516 626 - follow us on Facebook and Instagram.

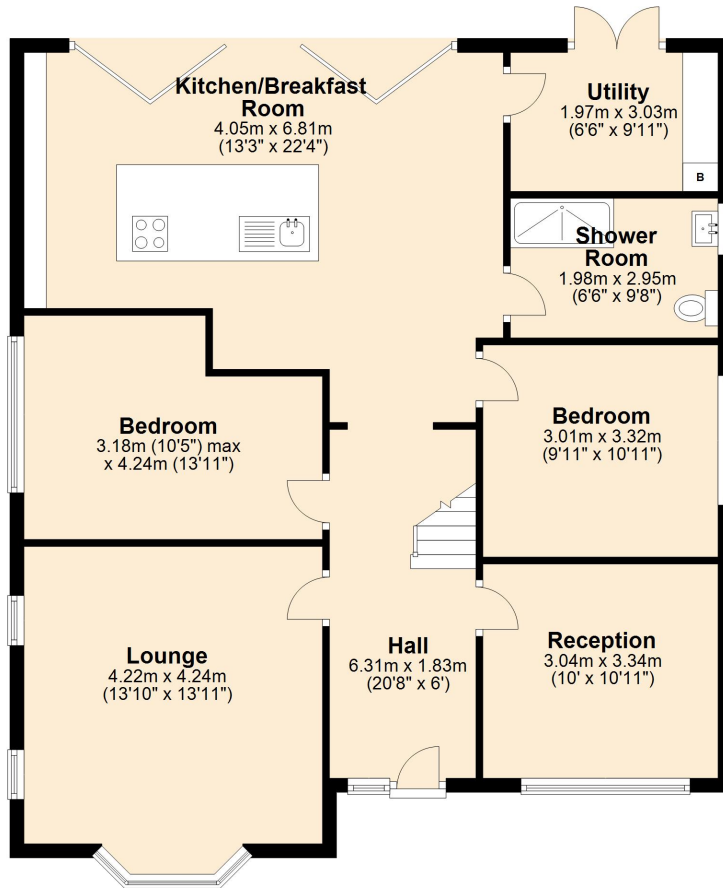






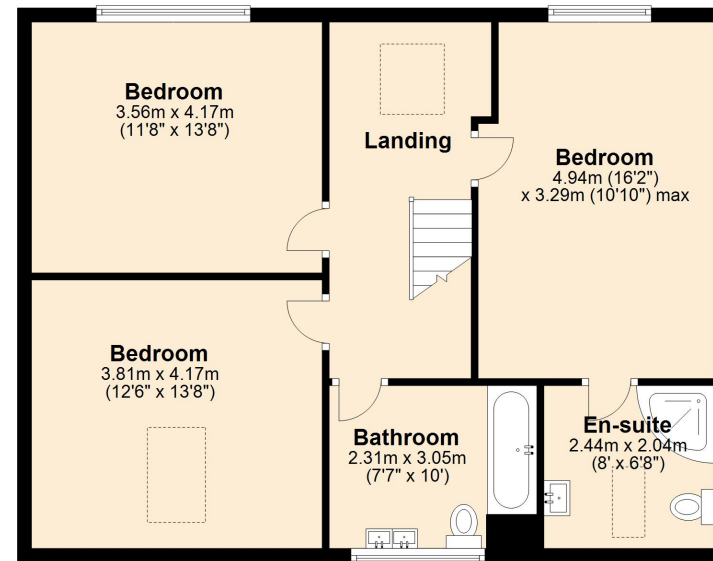
## Ground Floor

Approx. 108.6 sq. metres (1169.2 sq. feet)



## First Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



