



Liverpool Road,
Ainsdale, PR8 3BS

**OFFERS OVER
£350,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

This semi-detached dormer BUNGALOW occupies a 0.25 of an PLOT with the rare advantage of driveways from both LIVERPOOL ROAD AND NIXON'S LANE. Extending to over 1,800 SQ FT, it offers exceptional flexibility and scope. The property has been carefully maintained and extended by the current owners for more than 40 years, and is now offered with NO ONWARD CHAIN. Its size, layout and grounds make it a unique opportunity in a highly convenient location.

Inside, the accommodation is spacious and versatile. The ground floor features a welcoming hall, a LIVING ROOM WITH BAY WINDOW, a large DINING ROOM, and a separate DINING AREA leading into the KITCHEN/BREAKFAST ROOM. To the rear, a substantial LOUNGE WITH SLIDING DOORS opens directly to the garden, creating an ideal setting for family gatherings and entertaining. A ground-floor DOUBLE BEDROOM, modern FAMILY BATHROOM, and integral GARAGE ACCESS add practicality.

Upstairs, the dormer conversion provides two further DOUBLE BEDROOMS, each with excellent proportions and character. The layout offers scope for multi-generational living, guest accommodation, or work-from-home options.

The outside space is a real highlight. The 0.25 ACRE PLOT includes an expansive lawned rear garden with established planting and patio areas, perfect for outdoor dining or play. The frontage provides extensive parking, with dual access from both roads enhancing convenience. The attractive frontage, with its decorative gables and established borders, adds to the kerb appeal and sense of privacy.

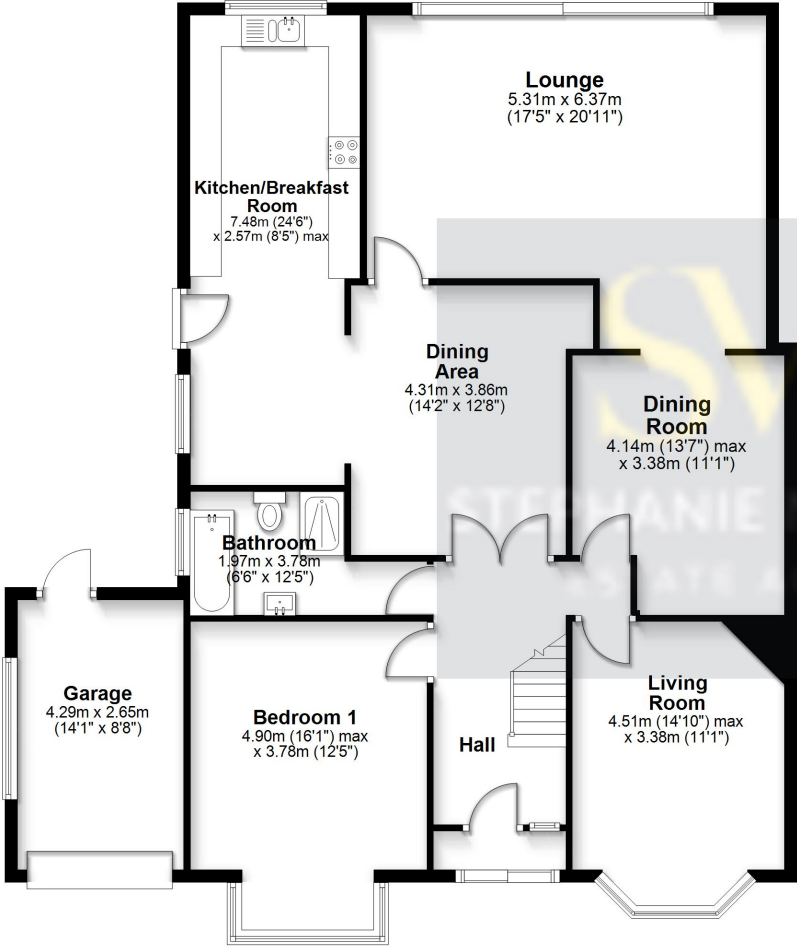






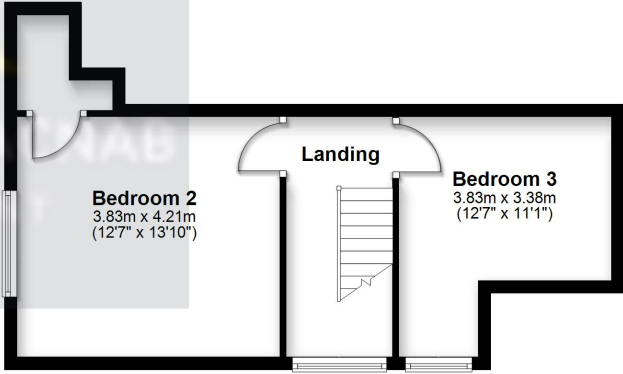
Ground Floor

Approx. 139.0 sq. metres (1496.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 174.5 sq. metres (1878.4 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		