



Hillsview Road,
Ainsdale, PR8 3PN

Offers Over £280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This SEMI-DETACHED HOUSE offers a blank canvas for the new owner to create their home.

The internal floor area exceeds 1,000 sq ft, and the layout is typical for the 1950's era with THREE BEDROOMS and TWO RECEPTION ROOMS.

You could create the much-coveted OPEN PLAN kitchen diner subject to calculations and consents by merging the dining room and kitchen. There is also the potential to extend, or alternately you may prefer the property in its current form.

The property rests on a good-sized plot with OFF-ROAD parking for multiple cars or a caravan. The rear garden is enclosed and enjoys a sunny SOUTH facing rear aspect perfect for hosting family and friends.

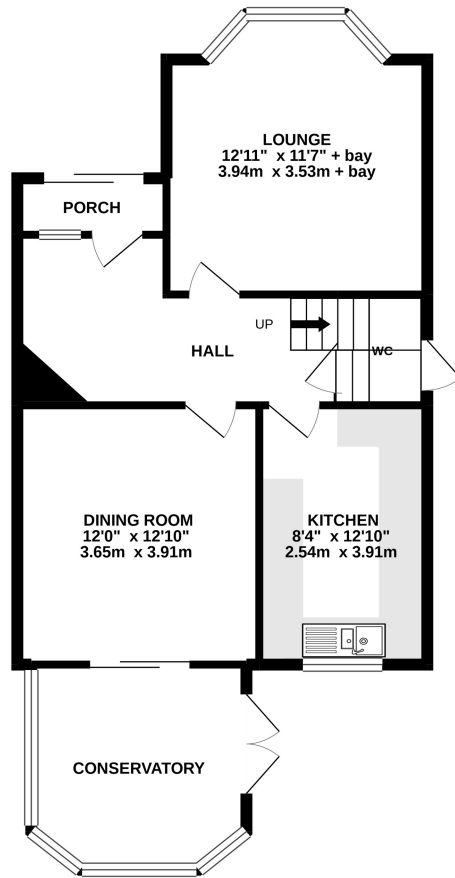
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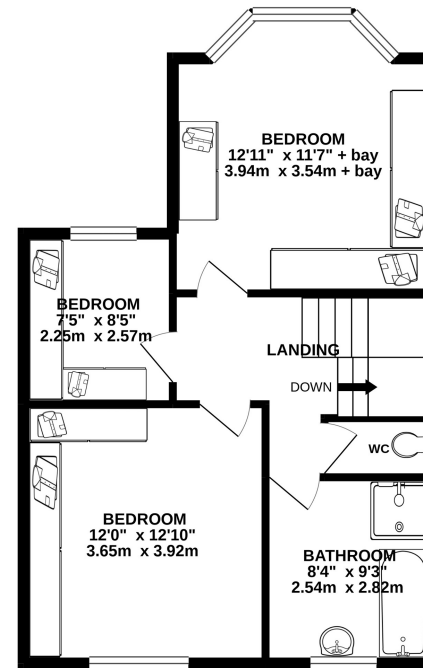




GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(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	

