



Somerset Drive,  
Ainsdale, PR8 3SN

**OFFERS OVER**  
**£425,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

This IMMACULATELY PRESENTED, EXTENDED AND COMPREHENSIVELY RENOVATED DETACHED HOME occupies a desirable corner plot in Ainsdale and offers exceptionally versatile accommodation, finished to a high standard throughout. The property has been carefully improved over recent years and is ideally suited to modern family living, multi-generational needs or those working from home.

A SPACIOUS ENTRANCE HALL creates a welcoming first impression and includes a useful DOWNSTAIRS WC. To the front of the property is a comfortable LOUNGE, while to the rear the home opens up into a stunning EXTENDED DINING KITCHEN with central island, skylights and excellent natural light. This space flows seamlessly into a DINING AREA and SNUG, creating a flexible open-plan layout that works equally well for everyday living and entertaining. A separate UTILITY ROOM adds practicality and keeps day-to-day life neatly organised.

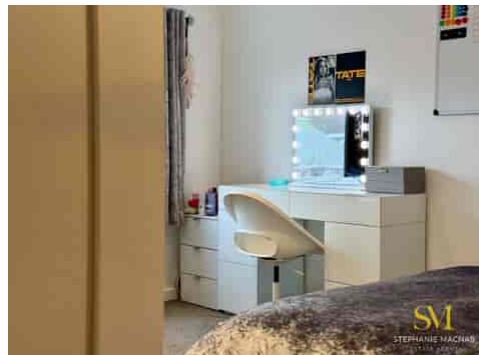
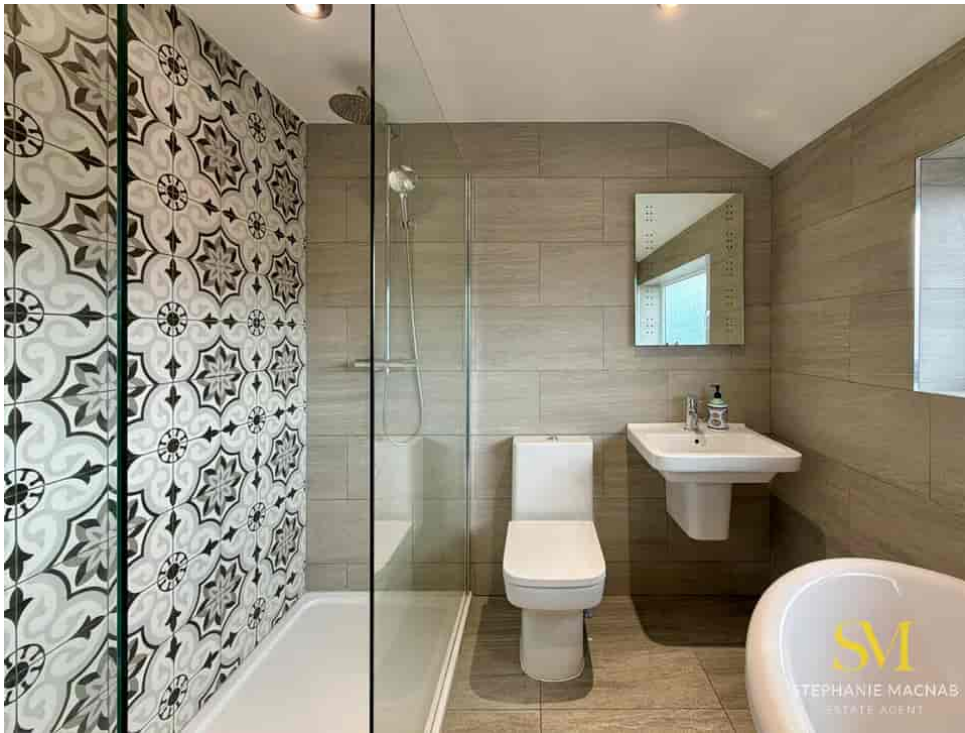
One of the standout features of the property is the GROUND FLOOR MAIN BEDROOM WITH EN-SUITE, ideal for those seeking level living or guest accommodation. Upstairs, there are THREE FURTHER WELL-PROPORTIONED BEDROOMS served by a modern FAMILY BATHROOM, making this a true FOUR-BEDROOM HOME with balanced accommodation across both floors.

Externally, the property sits on a CORNER PLOT with wrap-around gardens and a driveway providing off-road parking. The GARAGE is currently used as a GYM, offering further flexibility. Extensive works have been undertaken, including extensions, roof replacements and upgraded windows and doors, resulting in a home that is both stylish and practical. An early viewing is strongly recommended to fully appreciate the space and quality on offer.





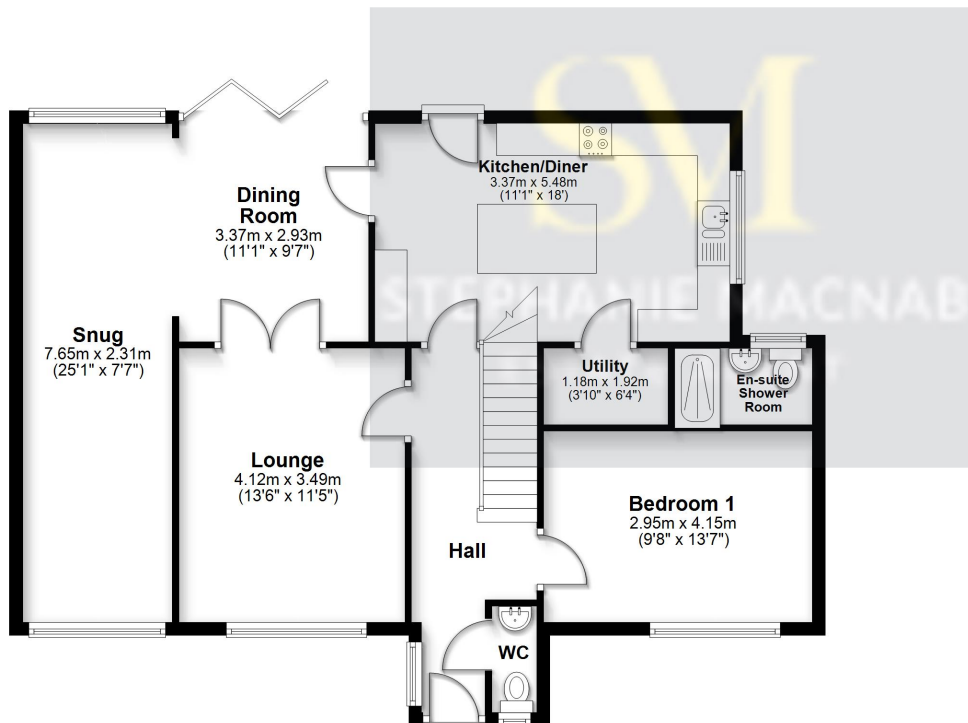
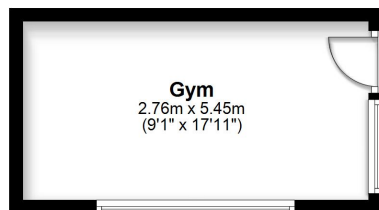






## Ground Floor

Approx. 106.5 sq. metres (1146.0 sq. feet)

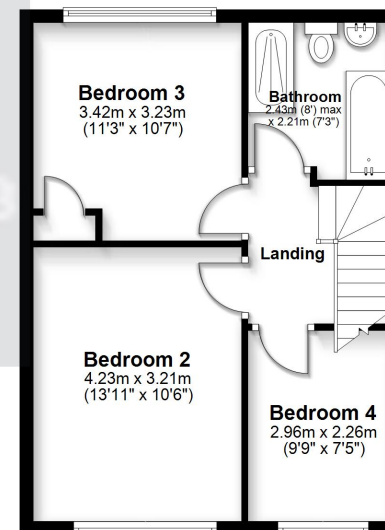


Total area: approx. 149.4 sq. metres (1607.6 sq. feet)

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

## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		79	
England, Scotland & Wales		EU Directive 2002/91/EC	