



Rose Crescent,
Ainsdale, Merseyside,
PR8 3SA

£1,000 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-presented SEMI-DETACHED HOUSE is nestled in the sought-after residential area of AINSDALE. Boasting gas central heating and double glazing throughout, the property offers a comfortable and inviting living space on an UNFURNISHED basis.

The ground floor features a welcoming HALL, a bright front LIVING ROOM, a spacious REAR LOUNGE, and a well-fitted KITCHEN. Upstairs, you'll find THREE BEDROOMS and a modern BATHROOM/WC, perfect for family living.

Outside, the property benefits from well-maintained GARDENS both front and rear. The front garden includes a neatly shaped lawn and a paved DRIVEWAY, while a side gate leads to the sizeable WEST-FACING REAR GARDEN. Here, you'll find a paved patio, a lush lawn, and a timber garden store – an ideal setting for outdoor relaxation or entertaining.

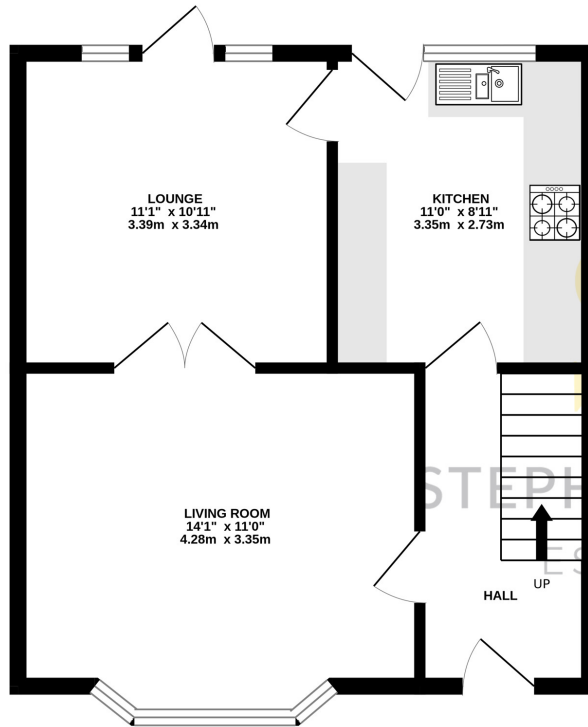
This home combines style, practicality, and location!

To view, call 01704 516 626.

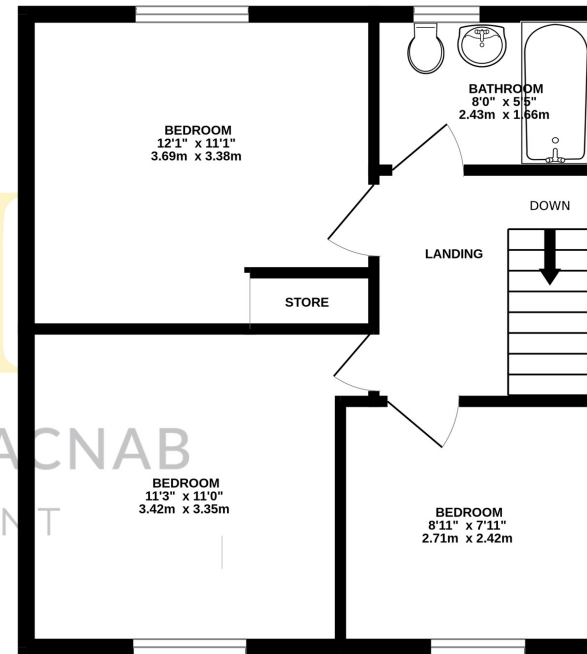




GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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+)	A		85
(81-91)	B		
(69-80)	C	71	
(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

