



Moor Close, Ainsdale,  
PR8 3PA

**Offers Over £200,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



A bright and well-maintained semi-detached bungalow tucked away in a PEACEFUL CUL-DE-SAC, offered with vacant possession and NO ONWARD CHAIN.

This charming BUNGALOW is ideally suited for those looking to DOWNSIZE or seeking SINGLE-LEVEL LIVING. The property offers well-balanced accommodation including a welcoming HALLWAY, TWO BEDROOMS with fitted storage, and a SHOWER ROOM.

The LOUNGE/DINING ROOM is generously proportioned and enjoys a lovely SOUTH/EAST-FACING OUTLOOK over the garden, with NEW FRENCH DOORS that flood the space with natural light. The KITCHEN is fitted with a range of cream units and integrated appliances, with a window overlooking the rear garden. The property also benefits from NEW CARPETS THROUGHOUT, adding to its fresh and move-in-ready appeal.

Externally, there is an attractive front garden and a BLOCK-PAVED DRIVEWAY leading to an attached GARAGE with handy loft storage space. The REAR GARDEN is both private and manageable — perfect for enjoying sunny afternoons or pottering with plants.

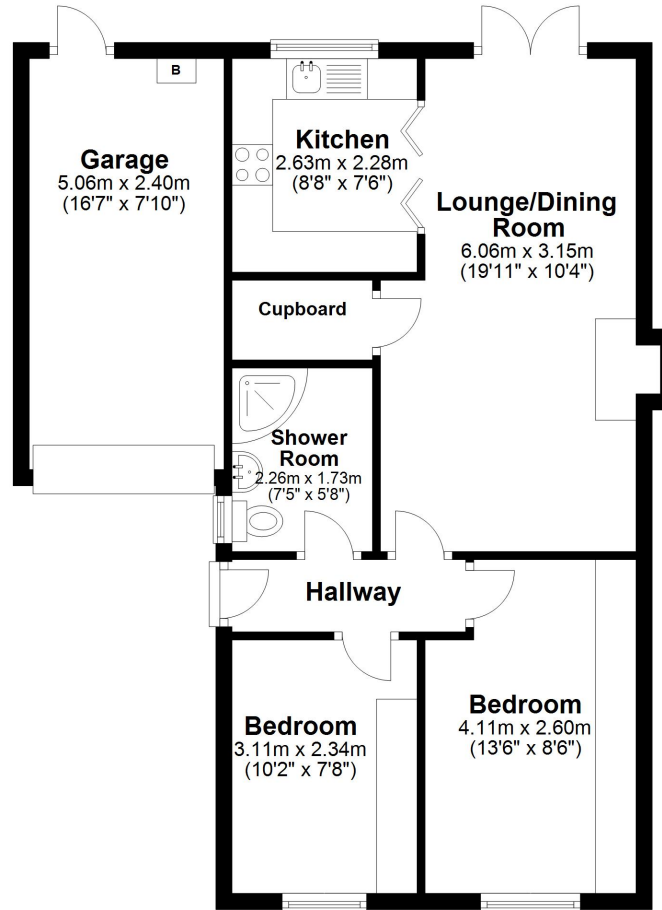
Situated in a peaceful semi-rural location close to Formby Hall Golf Course and the popular Cheshire Lines cycle path, the bungalow is also within easy reach of local shops, amenities, and transport links. Ready to move into, it also holds excellent potential for personalisation.





## Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 63.8 sq. metres (687.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</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>	<b>70</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		