



Osborne Road,  
Ainsdale, PR8 2RJ

**OFFER OVERS**  
**£525,000**

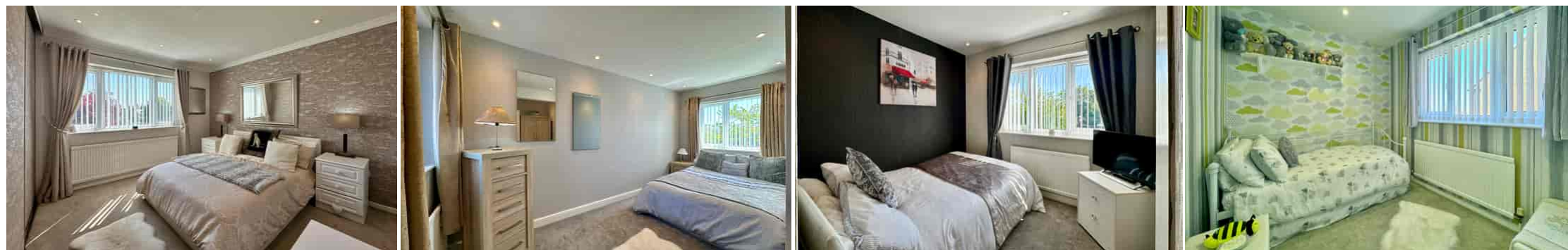
**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Set on a generous 0.14-ACRE PLOT, this well-presented DETACHED HOME offers spacious and flexible accommodation, ideal for modern family living. The property is positioned in a popular residential area and benefits from a GENEROUS REAR GARDEN, perfect for children, pets, and outdoor entertaining. Offered with NO ONWARD CHAIN, the home also presents EXCELLENT POTENTIAL FOR A LOFT CONVERSION (subject to consent), adding to its long-term appeal.

On the ground floor, a welcoming RECEPTION HALL opens into an OPEN-PLAN DINING AREA, providing a sociable and versatile layout. To the rear, a bright and comfortable LOUNGE enjoys views over the garden and access via SLIDING DOORS. The stylish KITCHEN/BREAKFAST ROOM is fitted with a central island and modern cabinetry, with FRENCH DOORS that lead directly to the patio and lawn — ideal for al fresco dining and summer gatherings. A GROUND FLOOR SHOWER ROOM and practical UTILITY AREA complete the layout.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS, along with a MODERN BATHROOM and separate WC. Outside, the REAR GARDEN offers plenty of open lawn and patio space, enclosed by fencing and mature planting, while the front provides a wide PAVED DRIVEWAY with ample parking.

This is a fantastic opportunity for families or buyers seeking a home with both immediate comfort and future potential

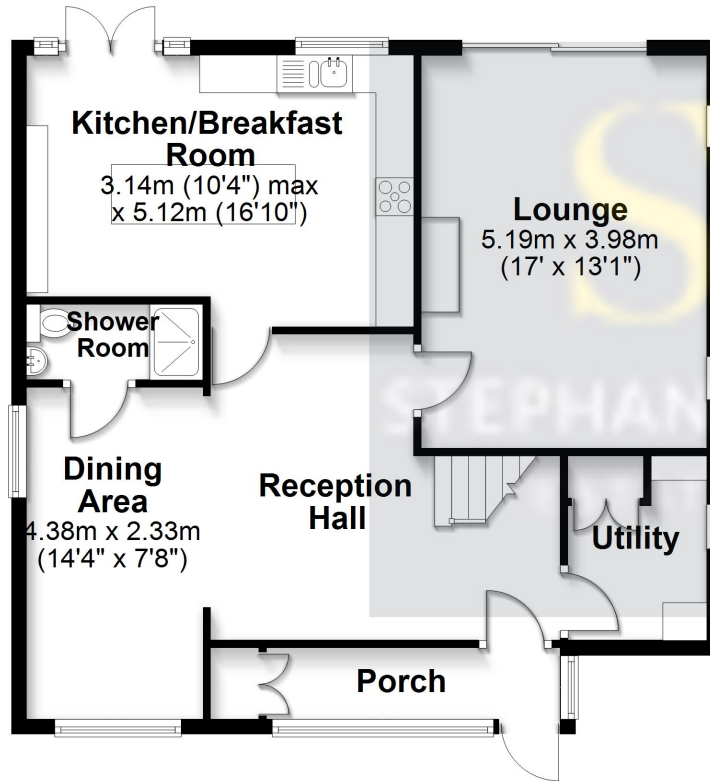






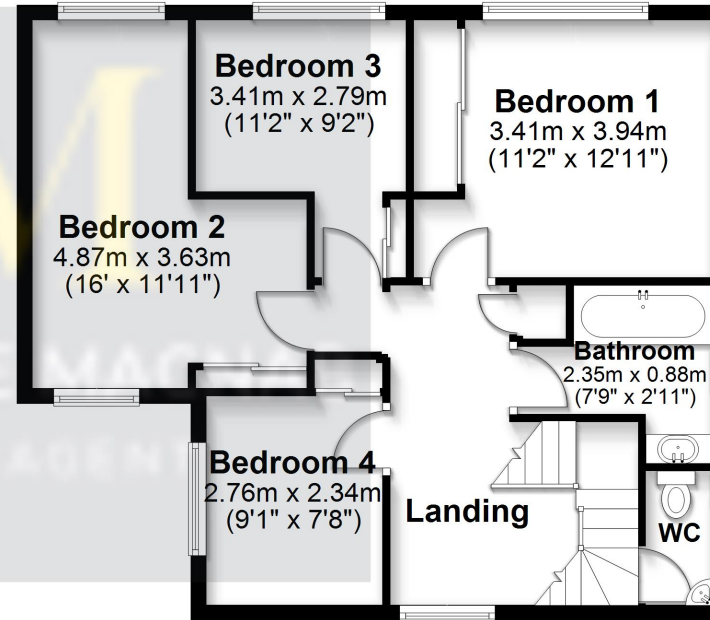
## Ground Floor

Approx. 76.1 sq. metres (819.7 sq. feet)



## First Floor

Approx. 62.9 sq. metres (677.6 sq. feet)



Total area: approx. 139.1 sq. metres (1497.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



