



☆ NO CHAIN ☆

Hatfield Road, Ainsdale, Southport PR8 2PE

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|  Semi Detached House |  Two Reception Rooms |
|  Five Bedrooms |  Fitted Dining Kitchen |
|  WC, Bathroom & En Suite |  Parking and Gardens |

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well proportioned semi-detached family house which is located in a popular residential area.

The property is installed with gas central heating and double glazing, briefly comprising Entrance Vestibule, Hallway, Fitted Cloakroom/WC, front Living Room, rear Lounge and fitted dining Kitchen to the ground floor with four Bedrooms and Bathroom to the first and a further Bedroom with En-Suite in the loft conversion. There are gardens to front and rear, the front incorporating a block paved driveway.

Hatfield Road forms part of a sought after residential area to the shore side of Ainsdale, convenient for access to Ainsdale Shopping Village and the railway station on the Southport/Liverpool commuter line. Ainsdale beach is readily accessible.

Price: £295,000 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR: ENTRANCE VESTIBULE Upvc double glazed entrance double doors to front, circular opaque window, tiled flooring, panelled entrance door to Hallway.



HALLWAY Picture rail, coving to ceiling, staircase to first floor landing with under-stairs cupboard.

WC Upvc double glazed window to side, fitted with two piece modern white suite comprising fitted wash hand basin with mixer tap and base cupboard, low-level wc, tiled splashback.

LIVING ROOM 14' x 12' 6" (4.27m x 3.81m) Upvc double glazed bay window to front, coal effect gas fire set in marble style surround, varnished floorboards, picture rail, coving to ceiling, panelled glazed double doors to Lounge.

LOUNGE 13' 5" x 11' 7" (4.09m x 3.53m) Varnished floorboards, built in storage cupboards, picture rail, coving to ceiling, upvc double glazed double doors to garden.



KITCHEN/DINING ROOM 24' 7" x 9' 7" (7.49m x 2.92m) Fitted with a matching range of modern cream base and eye level cupboards with solid oak worktops, 1+1/4 bowl sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and range, upvc double glazed window to rear, three upvc double glazed windows to side, Karndean flooring, upvc double glazed side door to garden.

FIRST FLOOR: LANDING Upvc obscure double glazed window to side, staircase to second floor.



BEDROOM 2 13' 10" x 12' 6" (4.22m x 3.81m) Upvc double glazed bay window to front.

BEDROOM 3 13' 5" x 11' 7" (4.09m x 3.53m) Upvc double

glazed window to rear.

BEDROOM 4 9' 7" x 8' 6" (2.92m x 2.59m) Upvc double glazed window to side, decorative fireplace with cast-iron grate.



BEDROOM 5 8' 8" x 8' 5" (2.64m x 2.57m) Upvc double glazed window to front, coving to ceiling.

BATHROOM 9' 10" x 6' 5" (3m x 1.96m) Fitted with three piece modern white suite comprising deep panelled bath with separate shower over and folding glass screen, pedestal wash hand basin, close coupled wc, heated towel rail, wall mounted mirror, upvc obscure double glazed window to side, concealed gas combination boiler serving heating system and domestic hot water.

SECOND FLOOR: BEDROOM 1 17' 3" x 16' 7" max (5.26m x 5.05m) Upvc double glazed window to rear, fitted storage cupboards with sliding doors along one wall, door to En Suite Shower Room.



EN SUITE Fitted with three piece modern white suite comprising pedestal wash hand basin, double shower enclosure and close coupled wc, full height ceramic tiling to all walls, heated towel rail, extractor fan, upvc obscure double glazed window to rear, tiled flooring.

OUTSIDE: The front is block paved to provide off road parking for a number of cars. The rear garden has Indian stone paved patio area leading to lawn with established borders.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

Tenure: Yet to be formally verified.

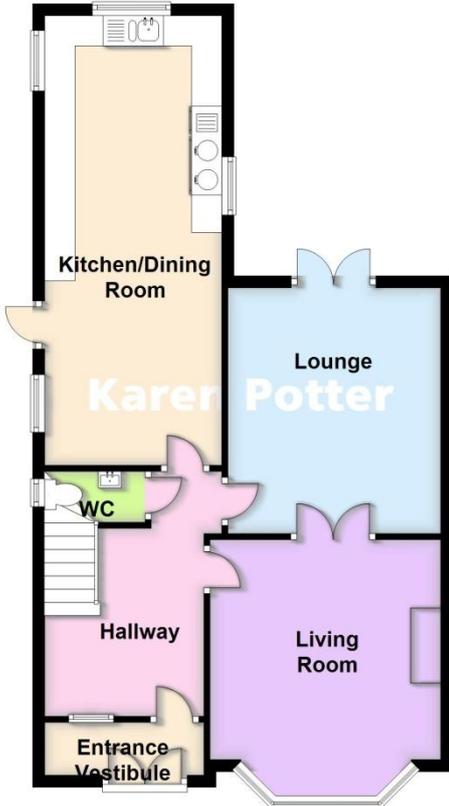
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



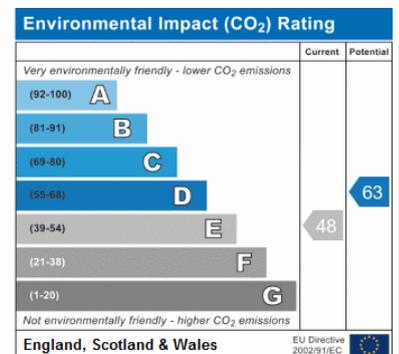
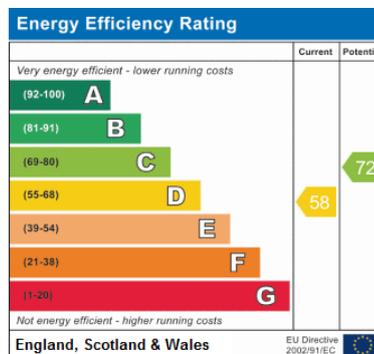
First Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 22/08/2018