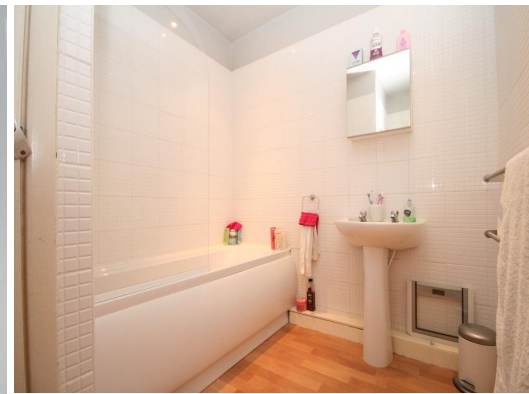




**McGUIRE**  
ESTATE AGENTS

1 Bed Flat

**£94,999**



## Station Road , Ainsdale, Southport, PR8 3HW

Ideal for first time buyers and well placed for Ainsdale village this purpose built apartment is located to the second floor and is installed with a gas central heating system and double glazing. The accommodation briefly consists of; communal entrance and hallway, personal front door to apartment, hall, lounge, breakfast kitchen, bedroom and bathroom with separate w.c. Internal inspection recommended of this well presented apartment.

## Key Features

## Ground Floor

**COMMUNAL ENTRANCE** - Providing staircase to the second floor to the private entrance of Flat 12

## First Floor

**ENTRANCE HALL** - An L-shaped hallway offering radiator and storage cupboards leading to:

**LOUNGE/DINING AREA** - 15' 8" x 14' 3" (4.78m x 4.35m) with two radiators; television point; ceiling spotlights; PVC double glazed window. This room then leads to the Breakfast Kitchen.

**KITCHEN** - 12' 4" x 6' 7" (3.78m x 2.02m) A recently installed modern style kitchen with a range of wall and base mounted units with work surfaces; gas hob oven and canopy extractor; PVC double glazed window; tiled splashbacks; single drainer sink unit; internal window providing light to the hallway. This room provides space for a small dining table perhaps seating two people.

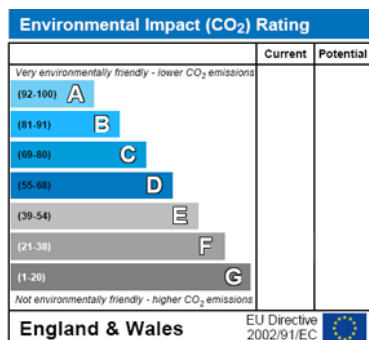
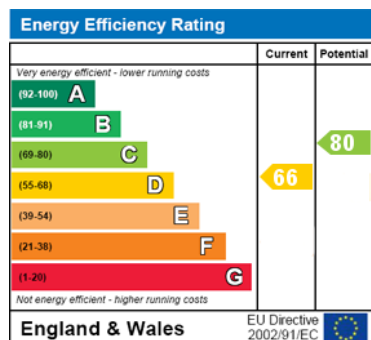
**BEDROOM** - 14' 2" x 13' 1" (4.34m x 3.99m) with PVC double glazed window and radiator. This room offers ample space for wardrobes etc

**BATHROOM** - A modern suite comprising of bath with shower over and screen; wash basin tiled nearly to full height in a complementing style; ceiling spotlights; radiator and cupboard with plumbing for washing machine.

**SEPARATE WC** - Comprising low flush WC and tiling to half height.



## Energy Efficiency and Environmental Impact



## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.