



McGUIRE
ESTATE AGENTS

3 Bed Detached

£250,000



Unit Road , Ainsdale, Southport, PR8 3NL

NEW DETACHED BUILD. Three bedroom detached property is located within walking distance of Ainsdale Village, and offers well presented accommodation throughout, ideal for family living! The property is set over two floors and comprises; entrance hall, lounge, rear dining, kitchen, utility room and downstairs WC to the ground floor, three bedrooms, en-suite and family bathroom to the first floor. Outside, there are gardens to the front and rear, the rear garden enjoying a sunny aspect.

Key Features

NEW BUILD

DETACHED

THREE BEDROOM

OPEN PLAN KITCHEN

UTILITY ROOM

DOWN STAIRS WC

REAR GARDEN

OFF ROAD PARKING

Ground Floor

ENTRANCE HALL - Access to all ground floor rooms, storage cupboard stairs to first floor.

DOWNSTAIRS WC - Upvc double glazed window, low level WC, wash basin.

LOUNGE - Upvc double glazed window to front, radiator.

OPEN PLAN KITCHEN AND DINING AREA - Fitted with a range of wall and base units with working tops, integrated five ring gas hob, eye level electric oven, stainless steel sink, dishwasher, fridge/freezer, Upvc double glazed window to rear and French doors leading to rear garden.

UTILITY ROOM - Plumbed for washing machine and dryer, work top and Upvc double glazed window to side.

First Floor

LANDING - Full height storage cupboard and access to all rooms.

MASTER BEDROOM - Upvc double glazed window to front, radiator, door leading to...

EN-SUITE - Low level WC, wash basin and shower cubicle.

BEDROOM TWO - Upvc double glazed window to rear, radiator .

BEDROOM THREE - Upvc double glazed window to front, radiator.

BATHROOM - Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash basin, low level WC, tiled walls and floor, radiator. Upvc double glazed windows to side.

Exterior

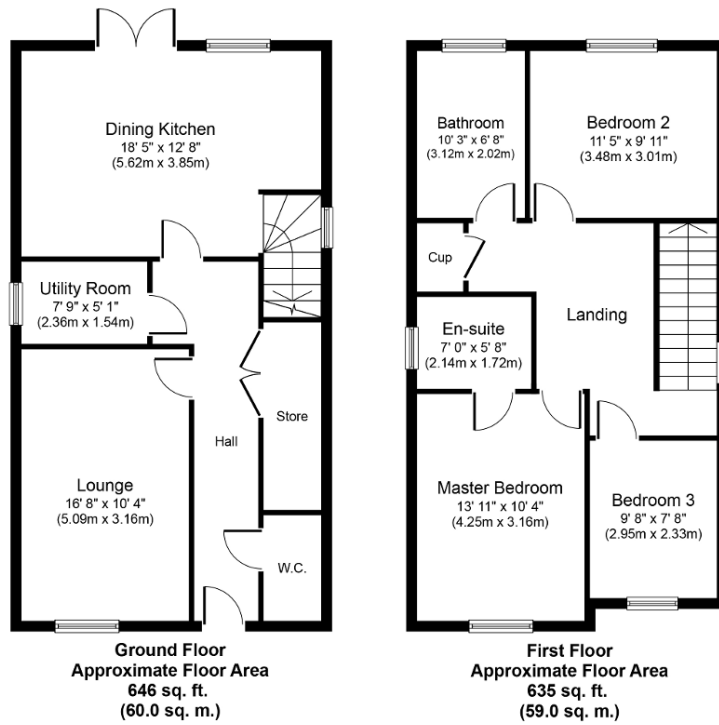
OUTSIDE - The front is paved for off road parking and access to the rear garden.

The rear garden is mainly laid to lawn and flagged patio.





Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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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.