



28 Segars Lane, Ainsdale, Southport, PR8 3HT
Offers In Excess Of £160,000
Subject to Contract

Offering a blank canvas for buyers looking to undertake a comprehensive programme of refurbishment and create a home to their own taste and specification. Conveniently located for Ainsdale Village, with its range of bars, restaurants, local shops and everyday amenities, the property also benefits from commuter links via Ainsdale railway station on the Liverpool Central line, local schools and access to the A565 road network. The property provides generously proportioned accommodation, including two reception rooms, a conservatory, kitchen and separate utility room, together with a ground floor WC. To the first floor are two bedrooms and a shower room. Externally, the property benefits from off-road parking to the front and a rear garden with outbuildings.

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Southport's Estate Agent

Entrance Porch

Upvc double-glazed outer door and double-glazed windows. Inner door leading to the entrance hall.

Entrance Hall

Staircase leading to the first floor, with a useful understairs storage cupboard.

Ground Floor WC

Fitted with a low-level WC and wash hand basin.

Lounge - 3.07m x 3.4m (10'1" x 11'2")

Upvc double-glazed window.

Rear Lounge - 5.69m x 3.25m (18'8" x 10'8" reducing to 7'4")

A second reception room providing additional living space.

Conservatory - 3.73m x 2.39m (12'3" x 7'10")

Double-glazed windows and doors providing access to the rear garden.

Kitchen - 2.11m x 2.49m (6'11" x 8'2")

Fitted with a single-drainer sink unit, base units, wall cupboards and working surfaces.

Utility Room - 1.57m x 1.73m (5'2" x 5'8")

Housing a 'Worcester' gas central heating boiler.

First Floor

Landing

Providing access to the first-floor accommodation.

Bedroom 1 - 3.02m x 4.19m (9'11" x 13'9")

Upvc double-glazed window to the front aspect and built-in wardrobes to one wall.

Bedroom 2 - 3.38m x 3.05m (11'1" x 10'0")

Shower Room - 2.29m x 2.06m (7'6" x 6'9")

Upvc double-glazed window, shower enclosure, wash hand basin and low-level WC.

Outside

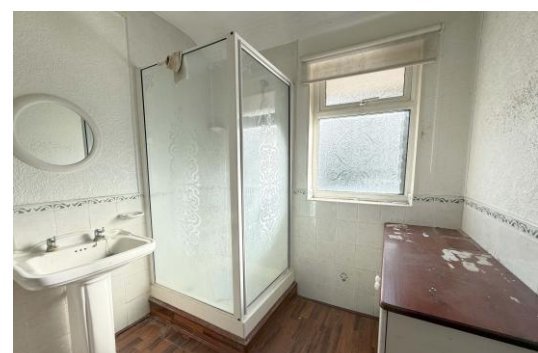
Off-road parking to the front of the property. To the rear is a garden incorporating outbuildings.

Tenure

Freehold.

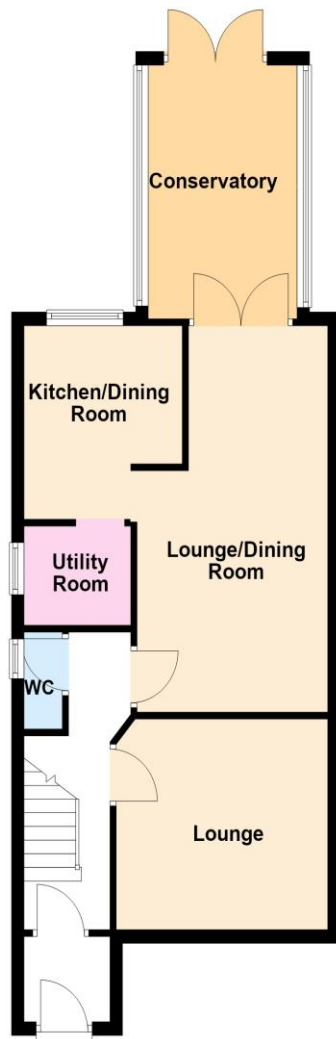
Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B.



Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 88.1 sq. metres (948.0 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.