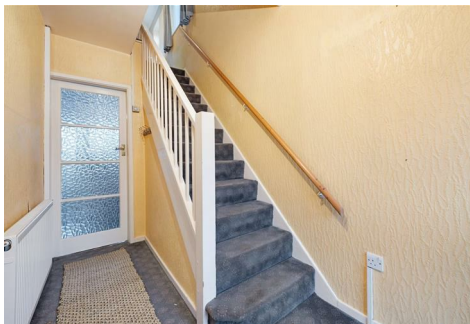


KAREN PARKS
SALES & LETTINGS



52 Lilac Avenue, Southport, PR8 3RY
Offers Over £160,000

Karen Parks Sales and Lettings are pleased to offer for sale this three bedroom semi detached house which would be the perfect opportunity for a couple or family to put their own stamp on a property. The house briefly comprises of: porch, hallway, through lounge-diner which is a great space for family living and a kitchen. To the first floor are three bedrooms and a family bathroom with over head shower. There is a paved driveway to the front of the house and gardens to the rear. The property is located in a quiet spot close to open field views but yet still conveniently located to shops, bus route and amenities and just a short drive to Ainsdale village with all it's shops, restaurants and cafes, as well as Ainsdale Train station. It is within easy reach of the Formby bypass and Coast Road for those commuting to Southport or Liverpool. Offered for sale WITH NO ONWARD CHAIN.

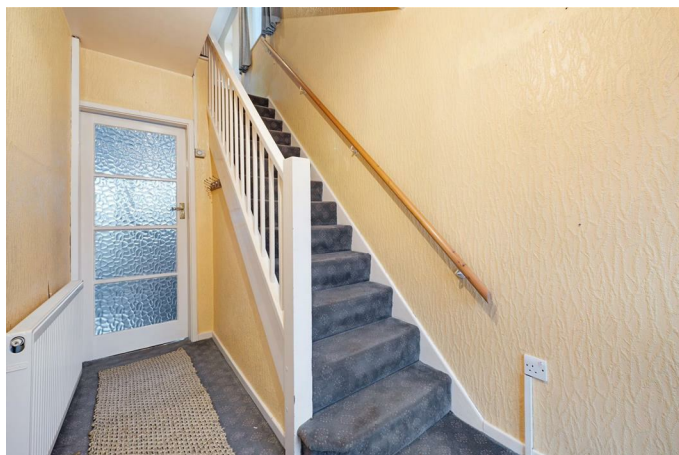
ACCOMMODATION

Ground Floor

Porch

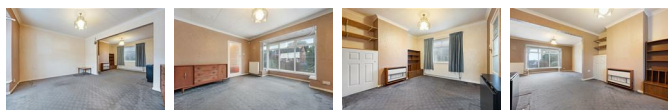
Enclosed porch leading into the hallway.

Hallway



The hallway has one radiator.

Lounge-Diner 14'1" x 11'2" into 11'1" x 10'4" (4.30 x 3.42 into 3.40 x 3.15)



The through lounge-diner is a good size and is a great space for family living and entertaining, there is a double glazed box bay window to the front and another double glazed window looking out to the rear garden. There are two radiators and some built in cupboards/shelving providing storage for the room.

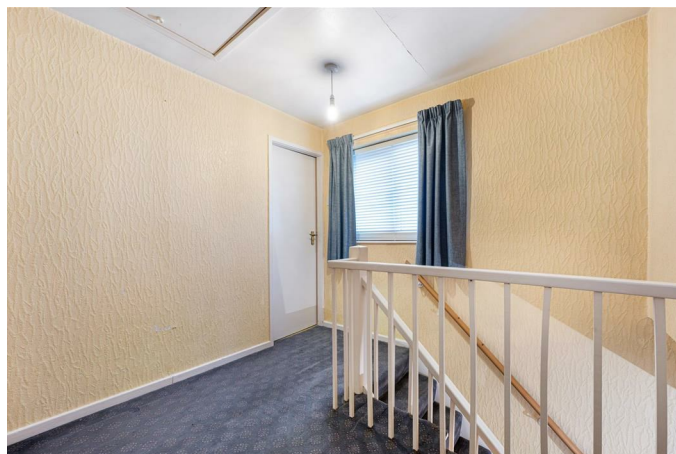
Kitchen 10'9" x 8'10" (3.30 x 2.70)



The kitchen has a range of wall and base units providing storage and the boiler is located in here. There is a sink with double glazed window above and door leading out to the garden and integrated gas hob and extractor. There is space for a fridge-freezer, washing machine and oven.

First Floor

Landing



The landing has a loft hatch, double glazed window and storage cupboard containing the tank.

Bedroom 1 12'1" x 11'3" (3.70 x 3.45)



The master bedroom has one radiator, a double glazed window and a corner unit of fitted wardrobes providing storage.

Bedroom 2 12'1" x 11'1" (3.70 x 3.38)



The second double bedroom has one radiator and a double glazed window looking out over the rear garden.

Bedroom 3 8'10" x 7'10" (2.70 x 2.40)

This bedroom has one radiator and a double glazed window.

Bathroom 8'1" x 5'6" (2.48 x 1.70)



The bathroom has a bath with overhead electric shower, hand wash basin, WC, radiator and two double glazed windows.

Outside

Front Garden

The front of the property has wooden gates leading onto a paved driveway providing off road parking and the edge of the driveway is lined with mature hedges and bushes providing privacy.

Rear Garden



Leading out from the kitchen door is a paved patio area, and then there is a further patio down the garden which is the perfect space for seating to enjoy some alfresco dining in the summer months. There is an area laid to lawn and either side are beds containing mature trees, bushes and shrubs.

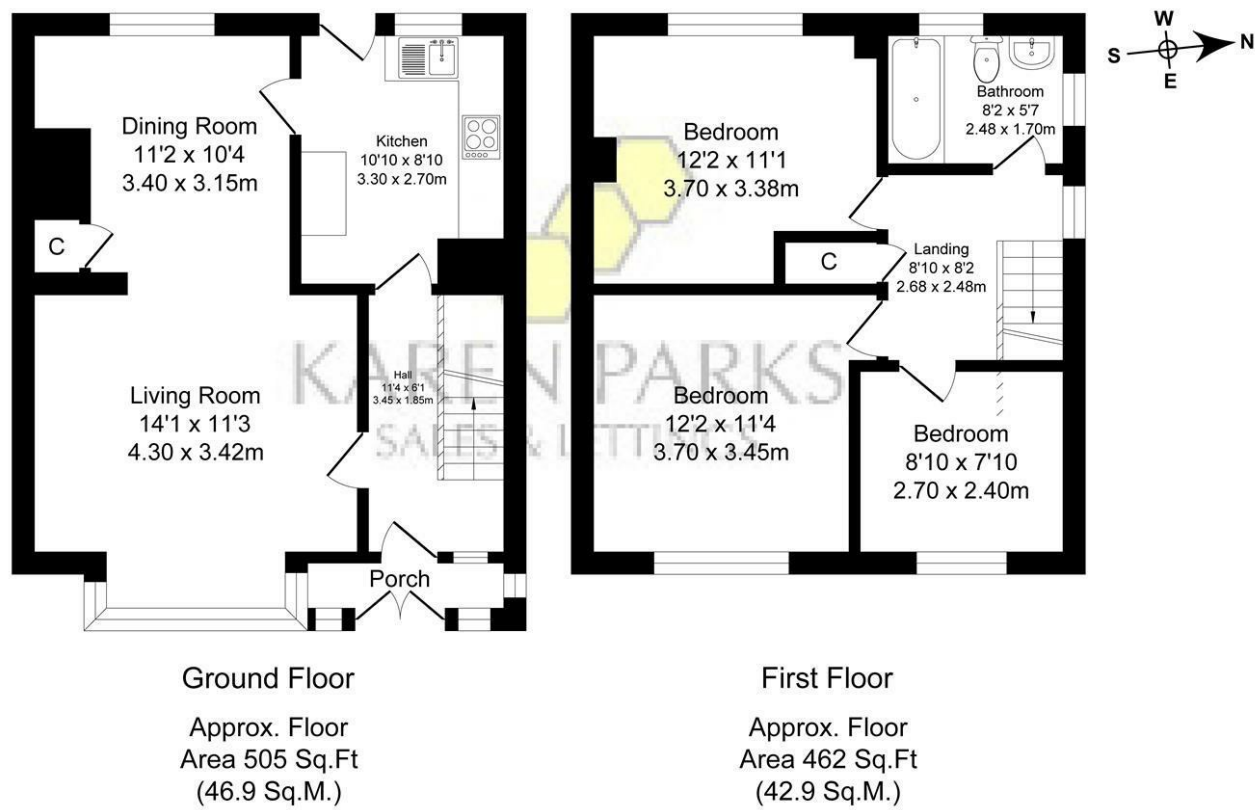
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

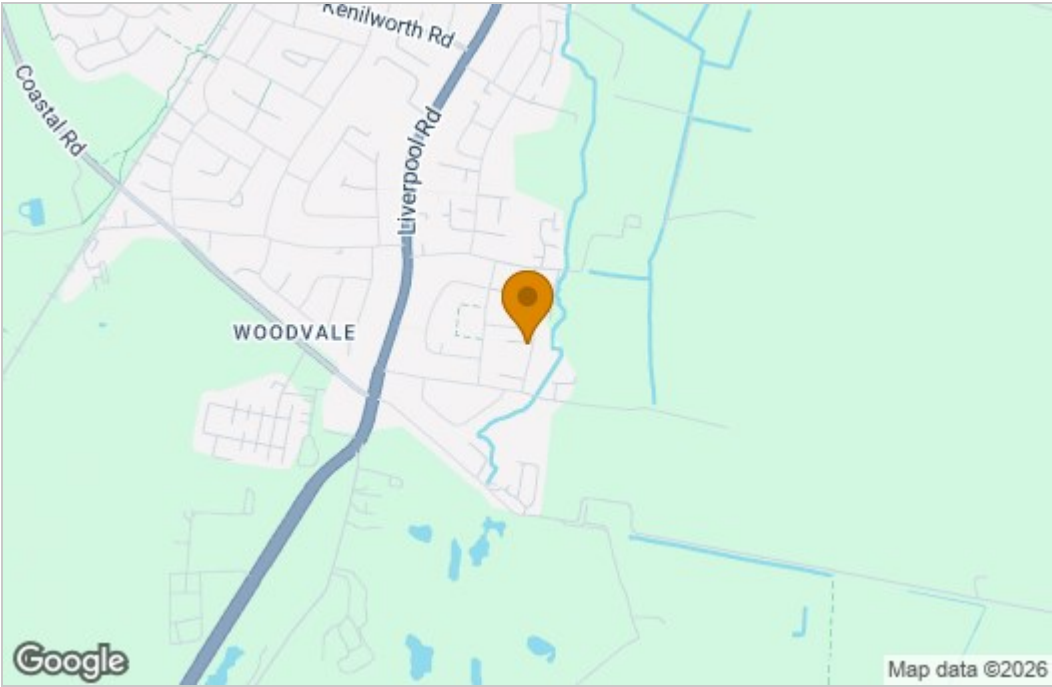
Floor Plan

Lilac Avenue, Ainsdale, PR8 3RY
Total Approx. Floor Area 967 Sq.ft. (89.8 Sq.M.)

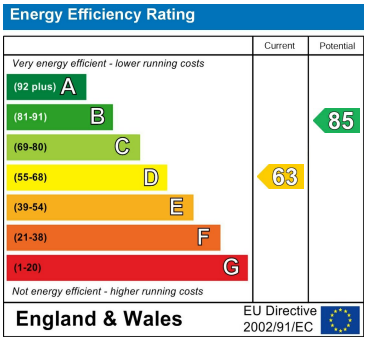
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.