



19 Shore Road, Ainsdale, Southport PR8 2PX

£145,000

****A PEACEFUL RETREAT BY THE SEA****

Berkeley Shaw present this excellent opportunity to refurbish a 3 bedroom apartment, located within a short walking distance of both Ainsdale Beach and Ainsdale Village. The village enjoys a range of cosmopolitan shops, bars and restaurants and the apartment is conveniently situated for access to public transport, both buses and trains.

The 1st floor property consists of a kitchen diner, lounge, 3 double bedrooms, and a bathroom. A Worcester boiler has been fitted in November 2017. There is also a garage, set in quaint communal gardens, and a parking area to the front of the property. The communal entrance has a secure entry system.

The current service charge is £800 per annum which includes ground rent.

We would highly recommend viewing to fully appreciate the accommodation offered.



Hall
Storage cupboard, airing cupboard with cylinder, radiator.

Lounge
12'9" x 12'5" (3.9 x 3.8)
Double glazed door with double glazed side panels, juliet balcony, radiator.

Kitchen / Dining Area
10'2" x 10'2" narrowing to 7'6" (3.1 x 3.1 narrowing to 2.3)
Double frosted window, range of wall and base units, one and half stainless steel sink, mixer tap, Worcester boiler, plumbing for washing machine, space for cooker, open to dining area, radiator.

Bathroom
10'2" x 5'2" (3.1 x 1.6)
Pedestal wash basin, low level W/C, panelled bath with electric shower over, part tiled walls, radiator.

Bedroom 1
16'0" x 9'6" (4.9 x 2.9)
Double glazed window to front., fitted wardrobes with overhead cupboards, fitted bedside cabinets, dressing table, radiator.

Bedroom 2
12'9" x 7'6" (3.9 x 2.3)
Double glazed window to front, fitted wardrobes with drawers, radiator.

Bedroom 3
8'6" x 9'10" (2.6 x 3.0)
Double glazed frosted window, radiator.

Garage
Up and over door.

