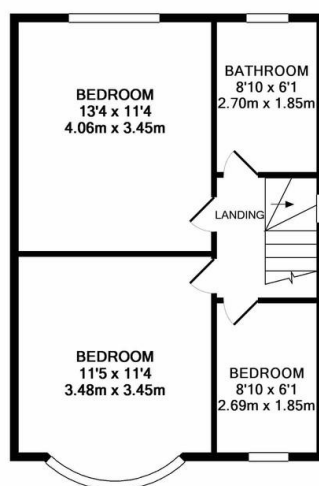
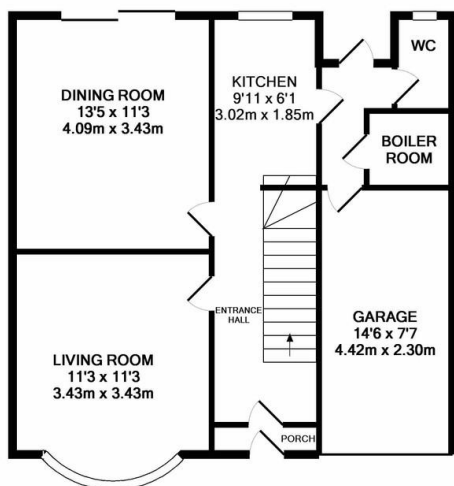




# Property Summary

Three bedroom semi detached property with garage for sale on Ainsdale Road in Western Park. The property comprises entrance hall, living room, dining room, kitchen, utility area with downstairs WC, garage, together with three bedrooms and bathroom upstairs. The property also benefits from a gated driveway and spacious private garden to the rear.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 SQ.M.)

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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
(92-100)	B		
(81-91)	C		
(69-80)	D	62	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		84
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	5	
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Downstairs WC
- Family Bathroom Upstairs
- Garage
- Gated Driveway
- Double Glazed

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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