



**Carlton Road, Ainsdale, Southport, PR8**



## **Offers in excess of £650,000**

- Stunning Detached Family Property
- Turn Key Ready!
- 2 Large Reception Rooms
- Modern Kitchen/Diner
- 5 Bedrooms
- Beautiful Front & Rear Gardens
- Freehold
- EPC rating C



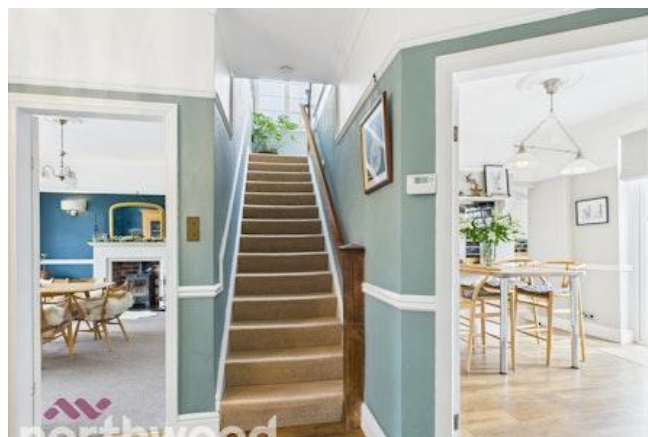
This beautifully presented detached residence offers the perfect blend of classic charm and modern living; ideal for families seeking space, comfort, and style. Boasting five generous bedrooms, this elegant home is set within immaculately landscaped gardens and features an impressive driveway with ample parking and large detached garage/ workshop.

Step inside to discover two spacious reception rooms, ideal for both formal entertaining and relaxed family time. The heart of the home is the light-filled kitchen/diner, which opens onto the stunning rear garden—perfect for indoor-outdoor living and summer gatherings. Upstairs, the accommodation continues to impress with a modern family bathroom and five well-proportioned bedrooms. Offering flexibility for growing families, guests, or working from home.

Externally, the home benefits from a large, private rear garden with a manicured lawn, mature borders, pond with waterfall feature and a raised patio seating area - an ideal retreat. The front garden and paved driveway enhance the property's kerb appeal, while a secure gate provides privacy and peace of mind.

With its blend of traditional architecture, modern interiors, and generous living space. This is a rare opportunity to own a truly exceptional home in a sought-after area, just minutes from either Ainsdale village in one direction or the beach and sea front in the other.





## Ground Floor

### Porch & Entrance Hall 3.85m x 2.53m (12'7" x 8'4")

Composite front door with glazed side panels leading to vestibule porch. Original style front door with stained glass window into spacious entrance hall.

### Living Room 7.34m x 3.74m (24'1" x 12'4")

Large window to the front aspect and French doors to the rear aspect and garden. Gas fire set into limestone hearth and mantle piece.

### Dining Room 4.5m x 4.37m (14'10" x 14'4")

Large bay window to the front aspect. Log burner fireplace.

### Kitchen/Diner 6.51m x 2.21m (21'5" x 7'4")

The kitchen/diner is the true hub of the home with the dining area having patio doors to the rear garden and creating the ability for indoor/outdoor living. The kitchen area is finished with a range of cabinets with contrasting oak countertops over. Plumbing and space is available for all appliances including space for a range cooker and American fridge/freezer. Kitchen 6.51m x 2.21m open to Dining Area 3.27m x 2.85m

### Cloakroom/ WC 2.13m x 1.04m (7'0" x 3'5")

Window to the rear aspect. WC and wall mounted sink with part tiled walls.

### Stairs & Landing 1.94m x 4.29m (6'5" x 14'1")

A 1/2 turn staircase rises to a spacious landing area with a frosted window to the side aspect. Doors leading to all rooms.











## First Floor

### Bedroom One 4.64m x 4.33m (15'2" x 14'2")

Large bay window to the front aspect. A beautifully decorated room incorporates features such as high ceilings, picture rails and ceiling light rose.

### Bedroom Two 4.04m x 3.8m (13'4" x 12'6")

Window to front aspect. Neutrally decorated with space for a range of furniture.

### Bedroom Three 3.2m x 3.79m (10'6" x 12'5")

A 3rd double bedroom with a window towards the rear aspect.

### Bedroom Four 2.34m x 3.59m (7'8" x 11'10")

Built in cupboard/storage with Baxi Boiler. Window towards the rear aspect.

### Bedroom Five 2.88m x 1.93m (9'5" x 6'4")

Currently utilised as a home office however could comfortably fit a single. Window to the front aspect.

### Bathroom 2.25m x 2.61m (7'5" x 8'7")

The family bathroom is finished with a modern 4-piece suite, which comprises a WC, sink in vanity unit, freestanding bath and corner shower cubicle.

## External

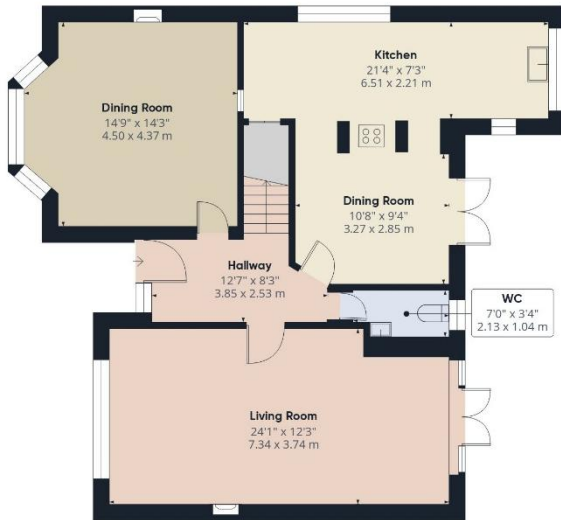
Externally, the home benefits from a large, private rear garden with a manicured lawn, mature borders, and a raised patio seating area – an ideal retreat. The garden also incorporates a pond with waterfall feature and summerhouse. The front garden and paved driveway enhance the property's kerb appeal, while a secure gate provides privacy and peace of mind.

## Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



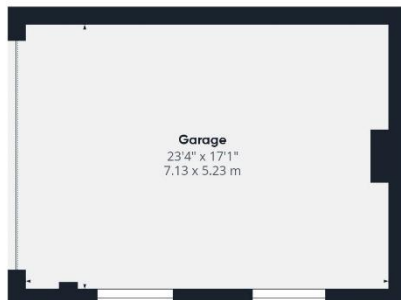




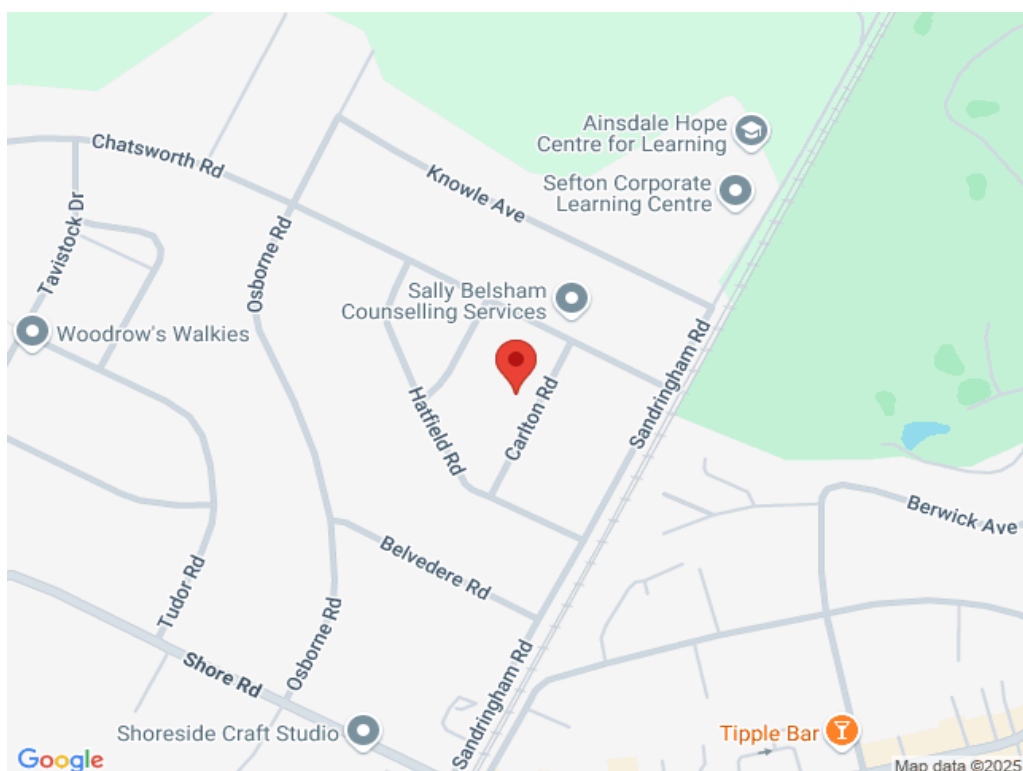
Floor 0 Building 1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		