



# FLEXIAGENT

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## Cornwall Way Southport, PR8 3SG

**£369,000**

Flexi-Agent are delighted to present this classic home on Cornwall Way, Ainsdale, situated at the front of a quiet cul-de-sac, offering privacy and a unique landscape. Walk into a sunken granite rock & marble floor (with pond) prior to entering through a bright porch with matching floor, which is the original stone from Liverpool's Roman Catholic Cathedral's lower interior.

A hallway leads to a large, modern eat-in kitchen, with charcoal tiled floor. The living/dining space is long, elegant and opens to bright light from both ends. French sliding doors open to a waterfall, with patio, original to the house. The stairs lead to an L-shaped landing, and three large bedrooms.

Both front bedrooms benefit from a visual of summer sunsets over Ainsdale Beach. There is a full bathroom with tub/shower on this floor, and a single loo on the ground floor.

From the kitchen a side door leads to the back garden where you can also find a long shed that is attached to the left side of the house. There is one garage, and parking for two more vehicles. In Spring, watch the Cherry Blossom tree bloom at the front of the house, and all Summer long into Autumn be surrounded by Hydrangeas and flowers. #49 benefits from a grass common in front, and complete privacy in the rear. It has a new front porch roof, 8 months old and the front tile facade has been professionally painted. Take advantage of close proximity to Ainsdale village, and a 10-minute drive to Formby village for shopping and cafes. Hop on the coast road to cycle the bike path, or drive to the beaches.

Freehold  
Council tax band: D  
EPC: E

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedroom
- Detached
- Entrance porch
- Spacious lounge room
- Bathroom & WC
- Garage
- Drive way parking
- Sun catching garden front and rear
- Rear seating area
- Viewings available upon request





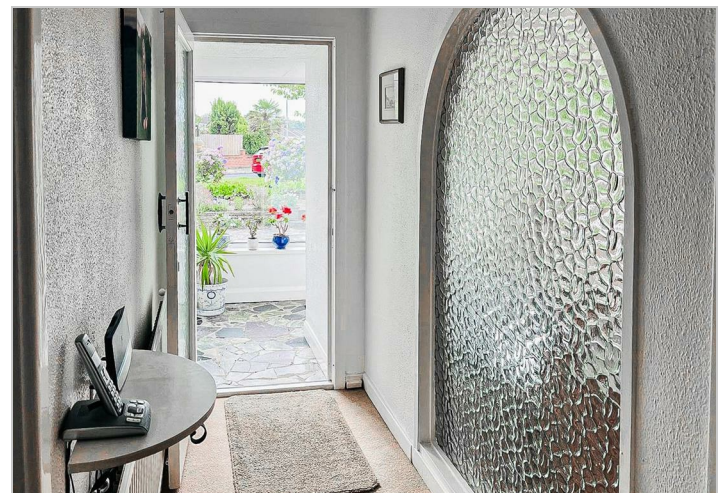
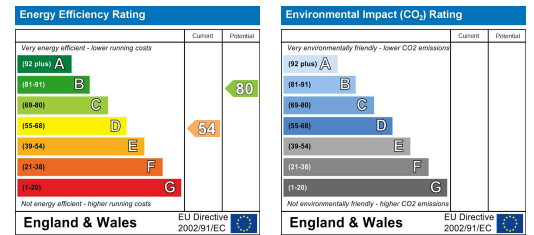
## Floor Plan



## Area Map



## Energy Efficiency Graph



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