



FLEXIAGENT

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Chatsworth Road

Ainsdale, Southport, PR8 2PN

Offers In Excess Of £690,000

Flexi-Agent is delighted to present this impressive detached six-bedroom family home, located in the prestigious and highly sought-after area of Ainsdale. The property offers excellent transport links and is within walking distance of the train station, Royal Birkdale Golf Club, Ainsdale beach, Ainsdale village, and over 1,000 acres of scenic nature reserve. Shops, bars, restaurants, and other amenities are also close by, making this an ideal location for families. From the top floor, the home even boasts views of the sea.

This spacious property is perfect for a large family, offering generous living accommodation throughout. The ground floor includes a welcoming entrance porch and hallway, three bright reception rooms, a convenient WC, and a modern open-plan kitchen/diner fitted with high-end Bosch appliances and a NEFF WiFi-enabled hob system. A separate pantry houses a fridge freezer, washing machine, sink, and cabinetry for extra storage. There is also a beautifully designed orangery providing additional living space.

Upstairs, the first floor features four double bedrooms, one with an en-suite and another with built-in wardrobes, along with a well-appointed family bathroom. The second floor has two further double bedrooms, one with skylight and eaves storage, the other with an en-suite, skylight, and further storage. Additional storage includes a landing room with radiator for towels and bedding, a second landing storage room, and under-stairs storage.

Externally, the home offers a well-maintained garden that wraps around the front and side, a sun-filled rear garden, and driveway parking leading to an integrated garage with electric remote door and loft space.

- SIX DOUBLE BEDROOMS
- Detached, circa 2797 sqft
- GREAT LOCATION
- Three spacious reception rooms
- An open plan kitchen diner with modern appliances
- Spacious four piece family bathroom and two en suite bathrooms
- Beautiful wrap around garden
- Integrated garage with a second driveway
- Driveway parking for multiple vehicles
- Viewings available upon request

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.



Utility Room
5.8 x 7.0
40.9 sq ft

Living Room
13.1 x 13.0
170.6 sq ft

Dining Room
11.7 x 12.0
140.4 sq ft

Kitchen
10.0 x 10.0
100.0 sq ft

Breakfast Room
8.0 x 10.0
80.0 sq ft

Living Room
13.1 x 13.0
170.6 sq ft

Dining Room
11.7 x 12.0
140.4 sq ft

Kitchen
10.0 x 10.0
100.0 sq ft

Breakfast Room
8.0 x 10.0
80.0 sq ft

Bedroom 1
10.0 x 10.0
100.0 sq ft

Bedroom 2
10.0 x 10.0
100.0 sq ft

Bedroom 3
10.0 x 10.0
100.0 sq ft

Bedroom 4
10.0 x 10.0
100.0 sq ft

Bathroom
5.0 x 7.0
35.0 sq ft

Living Room
13.1 x 13.0
170.6 sq ft

Dining Room
11.7 x 12.0
140.4 sq ft

Kitchen
10.0 x 10.0
100.0 sq ft

Breakfast Room
8.0 x 10.0
80.0 sq ft

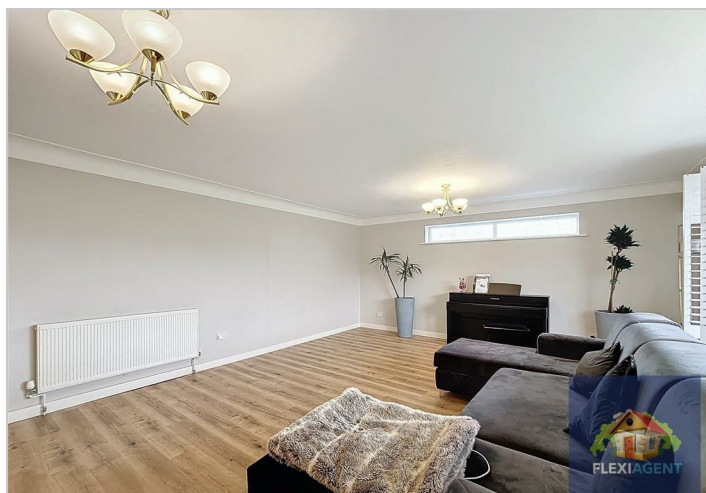
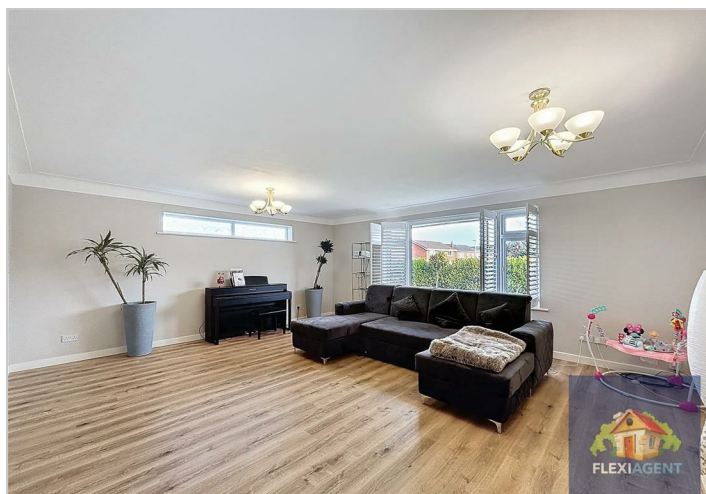
Total Area: 208.6 sq ft - 270.7 sq ft
All measurements are approximate and for planning purposes only.

Energy Efficiency Rating

Rating	Current (2020/21)	Potential (2022/23)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Rating: 72		81

Environmental Impact (CO₂) Rating

Rating	Current (2020/21)	Potential (2022/23)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Rating: 1		1



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