



**28 Osborne Road, Ainsdale,
Southport, PR8 2RJ.
£550,000 Subject to Contract**

Early Viewing is A Must! A detached house providing versatile and adaptable accommodation ideal for two-family living.

This property is situated in a popular residential location, just a short distance from the amenities of Ainsdale Village, which include a number of shops, wine bars and restaurants and the railway station on the Southport-Liverpool commuter line. In addition, the Southport foreshore is also a short distance away. The centrally heated and double-glazed accommodation is particularly spacious and is currently arranged for two-family living, but this could be readily changed to provide one exceptionally spacious property. This accommodation briefly includes; Vestibule, entrance hall, front lounge, dining room, kitchen, bathroom, WC with three bedrooms and a washroom to the First Floor and separate accommodation includes; bedroom, kitchen, lounge, dining room and shower room. Mature gardens to both the front and rear, off-road parking and a garage.

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Southport's Estate Agent

Canopied Porch

Enclosed Vestibule

Part-glazed outer door, tiled floor and mat well.

Front Lounge - 4.88m into bay x 4.57m (16'0" into bay x 15'0")

UPVC double-glazed bay window. Living flame, coal-effect gas fire, attractive surround. Wall light points.

Dining Room - 4.14m into bay x 3.51m (13'7" into bay x 11'6")

UPVC double-glazed windows overlooking the rear garden.

Kitchen - 5.18m x 2.82m (17'0" x 9'3")

UPVC double-glazed windows overlooking the rear garden, UPVC double-glazed side door. Single drainer, one and a half bowl stainless steel sink unit and mixer tap, a range of base units and cupboards and drawers, wall cupboards, working surfaces including breakfast bar, midway wall tiling. Four-ring gas hob with cooker hood above, split-level one and a half electric oven. Plumbing for washing machine and dishwasher.

Bathroom - 3.48m x 1.83m (11'5" x 6'0")

Fully tiled walls, wood strip flooring, coloured suite including pedestal wash hand basin, twin-grip panelled bath, walk-in shower enclosure with thermostatic shower. Close boarded ceiling. UPVC double-glazed window.

WC - 1.88m x 0.86m (6'2" x 2'10")

Low level WC, UPVC double-glazed window.

First Floor

Spacious landing with UPVC stained glass and leaded window.

Bedroom 2 - 4.57m x 3.05m excluding study area (15'0" x 10'0" excluding study area)

Built-in drawers, wardrobes and UPVC double-glazed window.

Bedroom 3 - 4.27m x 2.57m (14'0" x 8'5")

Built-in wardrobes to one wall, UPVC double-glazed window.

Wash Room - 1.68m x 1.68m (5'6" x 5'6")

Wash hand basin, low level WC.



The 'Annexe'

Lounge/Bedroom - 4.88m into curved bay x 4.57m (16'0" into curved bay x 15'0")

UPVC double-glazed curved bay window. Living flame, log effect gas fire and attractive surround. Two feature side windows.



Inner Hall

Pantry - 1.93m x 1.68m (6'4" x 5'6")

'Worcester' gas central heating boiler and shelving.



Kitchen - 3.53m x 2.69m (11'7" x 8'10")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces, recess for range-style cooker. Further built-in cupboards, plumbing for washing machine. UPVC double-glazed window.



Rear Hall

Dining Room - 2.29m x 3.45m (7'6" x 11'4")

UPVC double-glazed side window.

Lounge - 4.88m x 3.73m (16'0" x 12'3")

UPVC double-glazed windows to the side and patio doors and side screens leading to the rear garden.



Shower Room - 2.49m x 1.98m (8'2" x 6'6")

Walk-in shower enclosure with 'Gainsborough' electric shower, pedestal wash hand basin, low level WC, close boarded panelling to walls and ceiling. Recessed spotlighting. UPVC double-glazed window.



Outside

The property stands in mature and established gardens, which are an undoubted feature. There is off-road parking at the side for a number of vehicles, this leads to a brick garage. The extensive rear garden has a lawn, borders stocked with a variety of plants and shrubs and a large paved patio.

Tenure

Freehold.

Council Tax

Sefton MBC Band E.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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