



**17 Welwyn Avenue, Ainsdale, Southport, PR8 3BE**

**£450,000**

**'Subject to Contract'**

Providing generously proportioned and spacious family accommodation which is immaculately presented throughout! This semi-detached house is situated in a much sought after cul-de-sac location convenient for nearby popular Primary & Secondary Schools, Southport Rugby Club and local Championship Golf courses including the Southport & Ainsdale Golf Course which is located to the head of the cul-de-sac! The property is also convenient for nearby train stations at both Hillside & Ainsdale Village which is located on the Southport to Liverpool commuter line. The centrally heated and Upvc double glazed accommodation includes; entrance vestibule leading to a generous reception hall including ground floor WC. The dining room is located to front with extended living room and separate modern fitted breakfast kitchen to rear. There is also access to a separate utility room overlooking gardens. To the first floor there are four double bedrooms and a generous family bathroom suite with WC. A concealed staircase leads to the second floor and fifth bedroom with dual aspect. The property stands in established and mature gardens to both front and rear on arguably one of the most sought after cul-de-sacs in Ainsdale & Hillside. The sun catching rear garden enjoys a South Westerly facing aspect with Indian stone patio areas leading to a well tended lawn including established, mature borders. There is also access to a garage, greenhouse, timber garden shed and timber summerhouse. Ample off road parking for a number of vehicles is available to front.

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*Southport's Estate Agent*



### Enclosed Entrance Vestibule

Composite outer door with opaque double inserts leading to enclosed vestibule with tiled flooring and step up with glazed inner door leading to....

### Reception Hall

Generous in size, retaining character and appeal with space panelling to plate rail, woodgrain laminate style flooring laid and turn style staircase leading to first floor with handrail and newel post. Glazed door leads to useful built in cloaks cupboard with Upvc double glazed window to front and hanging space. Security alarm system and picture rail. Door leads to...

### Cloakroom/ WC - 1.8m x 0.86m (5'11" x 2'10" excluding entry door recess)

Opaque Upvc double glazed side window, low level WC and vanity wash hand basin with mixer tap, cupboard below. WC incorporates areas of reduced head height with useful built in storage cupboard.

### Dining Room - 4.83m x 3.63m (15'10" into bay x 11'11" into recess)

Upvc double glazed bay window to front with encased original style transoms, living flame gas fire with exposed stone surround and hearth, marble style mantle piece and shelving inset. Wall light points, woodgrain laminate style flooring.

### Living Room - 7.67m x 3.3m (25'2" x 10'10" into recess)

Double glazed sliding patio doors lead to enclosed garden at the rear. Wall light points.

### Breakfast Kitchen - 5.23m x 2.69m (17'2" x 8'10")

Upvc double glazed windows to side of property and glazed door leads to adjoining utility room at the rear. Kitchen arranged in a modern style with a number of built in base units incorporating cupboards and drawers, wall cupboards with under unit lighting and working surfaces including one and a half bowl sink unit, mixer tap and drainer. Partial wall tiling, tiled flooring and recessed spotlighting. Appliances include 'Bosch' electric fan assisted single oven with eye level microwave above, four ring gas hob with funnel style extractor hood over. Plumbing is available for dishwasher and further space for free standing fridge freezer.

### Utility Room - 2.21m x 2.74m (7'3" x 9'0")

Upvc double glazed window overlooks rear of property, Upvc double glazed curtesy door to side. Working surfaces and cupboards below include one and half bowl sink unit with mixer tap and drainer, wall cupboards and plumbing is available for washing machine and space for tumble dryer. There is also further space for free standing fridge freezer. Tiled walls and flooring. Utility room also houses floor mounted 'Ideal' conventional style central heated boiler system.

### First Floor Landing

Encased Upvc double glazed stained and leaded side window to half landing with stairs leading to main landing and concealed staircase providing further turn staircase leading to second floor.

### Bedroom 1 - 4.78m x 3.66m (15'8" into bay x 12'0" to rear of wardrobes)

Upvc double glazed window to front of property, extensive fitted wardrobes with flyover storage cupboards, glazed display niches over bedside cabinets and drawers.

### Bedroom 2 - 4.7m x 3.25m (15'5" x 10'8" to rear of wardrobe)

Upvc double glazed window overlooks garden to rear, modern fitted wardrobes with hanging space and shelving. Wall light points.

### Bedroom 3 - 4.29m x 2.41m (14'1" x 7'11")

Upvc double glazed window to front, useful built in cupboard to under second floor staircase and picture rail.

### Bedroom 4 - 3.4m x 2.74m (11'2" x 9'0")

Upvc double glazed window overlooks rear of property, picture rail.

### Family Bathroom/ WC - 1.7m x 4.04m (5'7" x 13'3" overall measurements into recess)

Two opaque Upvc double glazed side windows, four piece suite comprising of low level WC, pedestal wash hand basin with mixer tap and entry level shower enclosure with glazed shower door, electric shower unit and retractable shower seat. Twin grip panelled bath includes mixer tap. Tiled walls with ladder style heated towel rail, built in airing cupboard housing hot water cylinder and shelving, spotlighting.

### Second Floor

### Bedroom 5 - 6.6m x 3.99m (21'8" x 13'1" including areas of reduced head height)

Upvc double glazed duel aspect windows overlooking front and rear of property including views over the S and A golf course to the head of the cul-de-sac location. Cupboard leads to useful under eaves storage area and separate built in cupboard for additional storage.

### Outside

The property occupies an established and mature plot arranged for ease of maintenance with flagged driveway to front providing off road parking for numerous vehicles including shaped ornamental rockery style borders with a variety of plants and shrubs. Side access continues with an approximate width of 7'8" leading to garage via up and over door to the rear. Garage measures 15'8" x 8' and includes electric light and power supply, opaque Upvc double glazed side window and vaulted ceiling for further storage. The rear garden comprises an Indian stone patio, not directly overlooked with well tended lawn and raised borders well established with a variety of plants, shrubs and trees. A timber summerhouse offers further seating area with greenhouse and timber storage shed. The rear garden, in the opinion of the Estate Agent is a most definite feature of the property providing a sun catching aspect.

### Council Tax

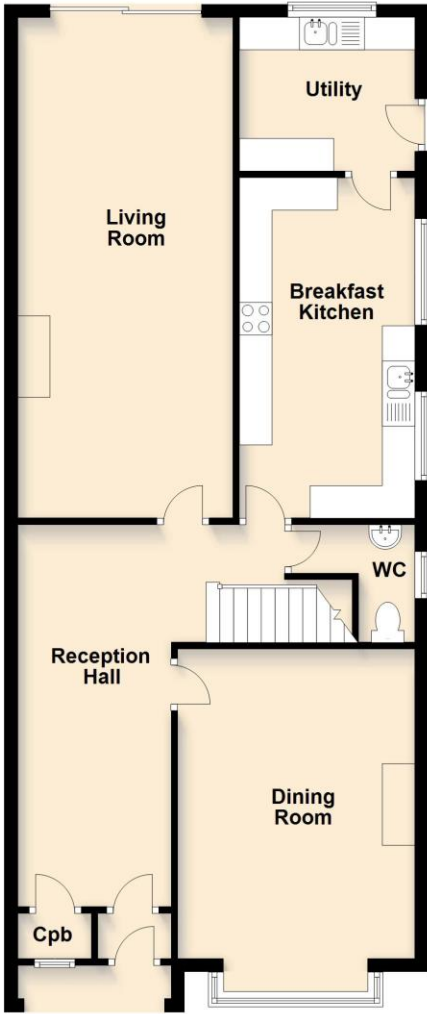
Sefton MBC band E.

### Tenure

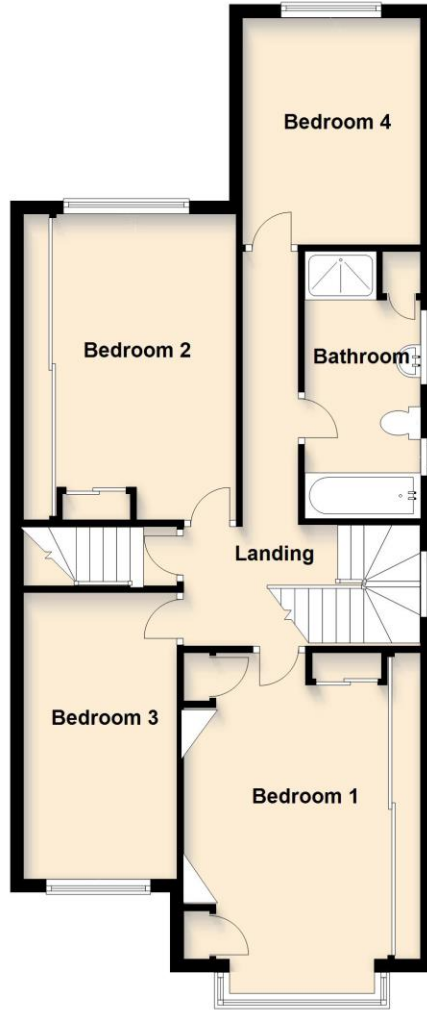
Freehold.



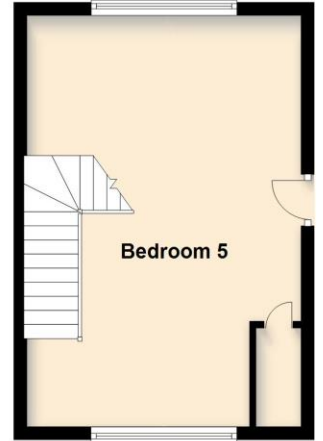
Ground Floor



First Floor



Second Floor



Floor plans are for illustration only and not to scale  
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