



**2 Bosworth Drive, Ainsdale
Southport, PR8 2SR £375,000
'Subject to Contract'**

An early internal inspection is highly recommended to appreciate the tastefully decorated and well-appointed accommodation offered by this detached family house. The well presented living accommodation is installed with both gas central heating and UPVC double-glazing, the accommodation briefly includes, Entrance hall with WC, generous living room, modern kitchen with delightful aspect and access to the rear garden and also opening to dining room at the rear. To the first floor there are four double bedrooms and a modern family bathroom with WC. The established gardens are a definite feature with off road parking and access to adjoining double width garage. The facilities of the Ainsdale Village are plentiful offering a wide range of cafés, bars and restaurants to choose from together with convenient train links on the Southport to Liverpool commuter line. Ainsdale National Nature Reserve is also in the vicinity together with popular Primary & Secondary Schools.

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Southport's Estate Agent

Entrance Hall

Stairs provide access to first floor with handrail, spindles and newel post. Useful access to under stairs cupboard. Obscured glazed panelling to principle lounge with doors leading to main accommodation and further door leading to....

Ground Floor WC - 2.03m x 0.81m (6'8" x 2'8")

Opaque UPVC double glazed window to front, low level WC, wash hand basin with tiled splashback.

Lounge - 5.97m x 3.94m (19'7" x 12'11")

UPVC double glazed window to front, living flame gas fire inset to one wall.

Kitchen - 3.99m x 2.57m (13'1" x 8'5")

UPVC double glazed window overlooks rear garden. Attractive modern kitchen fitted with a number of cream gloss base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl circular style sink unit with mixer tap and drainer. Appliances include integral fridge and freezer, dishwasher and electric oven and grill with four ring ceramic style separate hob. Tiled flooring, recessed spotlighting. UPVC double glazed side door leads to rear garden. Archway provides open plan access leading to....

Dining Room - 3.63m x 3.18m (11'11" x 10'5")

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

First Floor Landing

UPVC double glazed window to side, airing cupboard built in housing hot water cylinder. Loft access.

Bedroom 1 - 3.89m x 3.4m (12'9" x 11'2" excluding entry door recess)

UPVC double glazed window.

Bedroom 2 - 3.28m x 3.4m (10'9" x 11'2")

UPVC double glazed window overlooks rear.

Bedroom 3 - 3.28m x 2.46m (10'9" x 8'1")

UPVC double glazed window overlooks rear.

Bedroom 4/ Office - 2.82m x 2.46m (9'3" x 8'1")

UPVC double glazed window. Built in cupboard over stairs, bedroom currently arranged as useful office space.

Bathroom/WC - 2.69m x 2.34m (8'10" x 7'8")

Two UPVC double glazed windows and four piece modern suite comprises of vanity wash hand basin incorporating low level WC, corner panelled bath with mixer tap and separate corner step in shower enclosure with 'Triton' electric shower unit. Tiled walls and recessed spotlighting.

Outside

The property is located in a popular and much sought-after residential cul-de-sac, occupying an established and mature corner plot with a variety of plants, shrubs, and trees. A paved driveway provides off-road parking for multiple vehicles and access to the adjoining double garage, which features an up-and-over door and measures approximately 19' x 15'10". Double gates provide vehicular access to the enclosed garden, allowing a vehicle to be securely parked behind the building line. The garage also benefits from electric lighting, a power supply, and a courtesy door and window leading to the rear garden. The generous rear garden is private, not directly overlooked, and well screened, with well-stocked borders containing a range of mature plants, shrubs, and trees. The lawn area also includes a garden shed and a greenhouse.

Council Tax

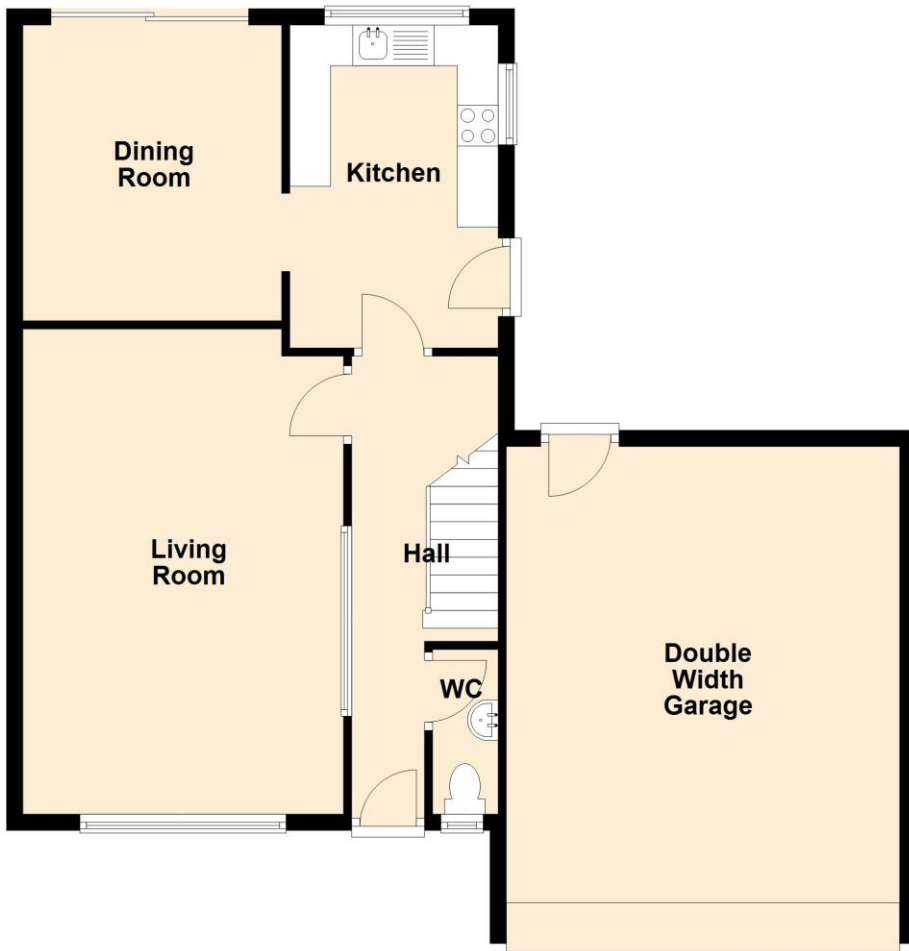
Sefton MBC band E.

Tenure

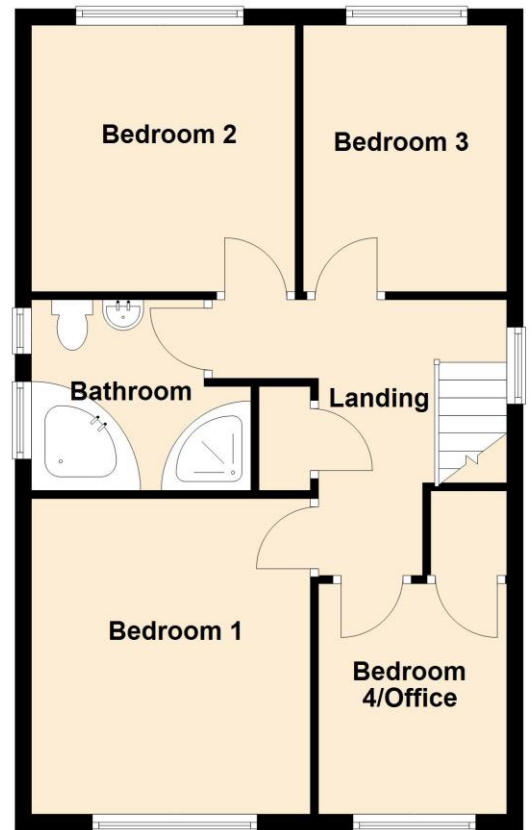
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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