



**39 Cornwall Way  
Ainsdale, PR8 3SG, £410,000  
'Subject to Contract'**

An early internal inspection is highly recommended to appreciate the tastefully decorated and well-appointed accommodation offered by this extended detached family house. Modernised and very much improved by the present owners and installed with both gas central heating and UPVC double-glazing, the accommodation now briefly includes, Entrance hall with Wc, front lounge, dining room opening to rear lounge and fabulous modern kitchen with delightful aspect and access to a most exceptional rear garden! To the first floor there are three bedrooms and a family shower room with WC. The established landscaped gardens are a definite feature with off road parking and access to adjoining garage. The facilities of the Ainsdale Village are plentiful offering a wide range of cafe's, 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

Composite style entrance door leading to entrance hall including turn staircase to first floor with handrail and useful recess to under stairs. Doors lead to main reception rooms and further door leads to Wc.

### WC - 1.91m x 0.81m (6'3" x 2'8")

Opaque Upvc double glazed window, two-piece white suite comprising of low-level Wc, wash hand basin with mixer tap and part wall tiling.

### Front Lounge - 4.52m x 3.33m (14'10" x 10'11")

Upvc double glazed window to front of property, coal effect electric fire.

### Dining Room - 2.72m x 4.27m (8'11" x 14'0")

Built in cloaks cupboard and open plan reception space leading to rear lounge overlooking gardens and further doorway leads to...

### Kitchen - 3.84m x 2.67m (12'7" x 8'9")

Upvc double glazed window overlooks gardens to rear, most attractive modern style kitchen fitted with a range of shaker style base units including cupboards and drawers, wall cupboards with under unit lighting and granite working surfaces including inset one and half bowl sink unit with mixer tap and drainer. Appliances include four ring induction hob, granite splashback and funnel style extractor hood above. 'Stoves' electric fan assisted top grill with gas oven and further gas oven below, fridge and freezer and plumbing is available for both washing machine and dishwasher. Recess available for small drinks fridge and eye level microwave. 'Karndean' flooring laid and recessed spotlighting.

### Rear Lounge - 4.19m x 4.83m (13'9" x 15'10")

Upvc double glazed sliding patio doors and side screens to raised composite decked terrace and most impressive landscaped garden to rear. Contemporary electric fire and hearth to one wall, wall light points

### Landing

Upvc double glazed window and loft access.

### Bedroom 1 - 3.1m x 3.4m (10'2" x 11'2")

Upvc double glazed window.

### Bedroom 2 - 2.77m x 4.52m (9'1" x 14'10")

Upvc double glazed window overlooking rear of property, fitted wardrobes.

### Bedroom 3 - 2.77m x 3.63m (9'1" x 11'11")

Upvc double glazed window overlooking rear of property.

### Shower Room - 2.13m x 2.46m (7'0" x 8'1")

Opaque Upvc double glazed window with two-piece modern white suite comprising of vanity wash hand basin with mixer tap and cupboards below and corner shower enclosure with plumbed in shower, ladder style chrome heated towel rail, tiled walls and recessed spotlighting.

### WC - 1.65m x 0.79m (5'5" x 2'7")

Opaque Upvc double glazed window and low-level Wc.

### Outside

The property occupies a mature an established plot with feature landscaped gardens to both front and rear. Block paved front driveway access provides off road parking for numerous vehicles with feature mature planted borders and raised Laurel hedging. Secure side gated access leads to rear of property and further access is also available to an adjoining garage measuring 7'11" x 15'9" accessed via remote up and over door and housing 'Worcester' combination style central heated boiler system and electric light and power supply. The rear garden, in the opinion of the Estate Agents is a most definite feature of the property comprising of raised composite decked terrace and loose stone feature with circular lawn arranged for ease of maintenance with borders stocked with a variety of plants, shrubs and trees. Rear garden is well screened and not directly overlooked with external water tap and lighting.

### Council Tax

Sefton MBC band D

### Tenure

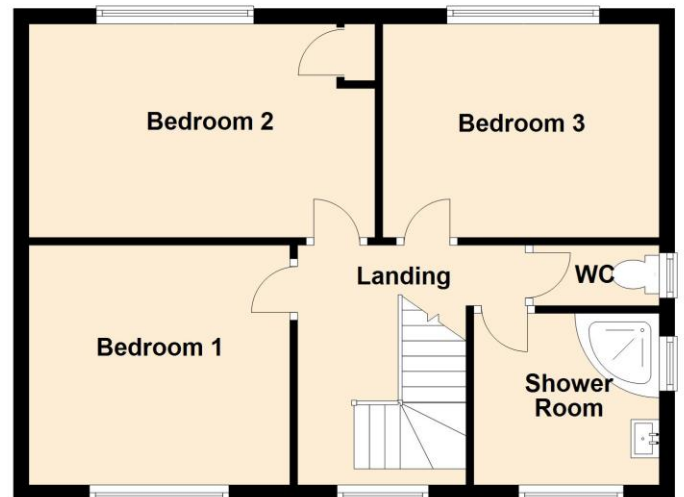
Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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