



15 Upton Avenue, Ainsdale, Southport, PR8 2PW

£595,000

Subject to Contract

An early viewing is essential to appreciate the extent of the accommodation and location of this detached family house. The property is situated in a cul-de-sac just off Chatsworth Road and enjoys a delightful open aspect to the rear over sand dunes and towards the Southport coast. The location is also close to Ainsdale village with its range of restaurants, wine bars and railway station on the Southport to Liverpool commuter line. The centrally heated and double glazed accommodation briefly includes, entrance vestibule, entrance hall, lounge, rear lounge/ dining room, kitchen, utility room, on the first floor there are four double bedrooms, a bathroom and separate WC. The property stands in generous sized gardens to both the front and rear and there is a large adjoining two car width garage. No chain delay.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch

Double glazed patio door and side screen, glazed inner door with side window to...

Entrance Hall

Panelled staircase to the first floor with useful under stairs cupboard.

WC - 0.79m x 1.63m (2'7" x 5'4")

Tiled walls, vanity wash hand basin with cupboard below, low level WC.

Lounge - 5.18m x 3.61m (17'0" x 11'10")

Upvc double glazed window, skirting radiators, gas fire.

Rear Lounge/ Dining Room - 5.11m x 3.61m (16'9" x 11'10")

Skirting radiators, wall light points, wide double glazed patio door and side screen leading to the rear garden.

Dining Kitchen - 3.91m x 3.58m (12'10" x 11'9")

Upvc double glazed window overlooking the rear garden with double drainer single bowl stainless steel sink unit below, base units with cupboards and drawers, wall cupboards, working surfaces. Four burner gas hob.

Utility Room - 1.47m x 4.55m (4'10" x 14'11")

Upvc double glazed window and door, sink unit, 'Ideal Mexico' gas central heating boiler.

First Floor Landing

Upvc double glazed window. Airing cupboard with hot water cylinder.

Bedroom 1 - 5.18m x 3.61m (17'0" x 11'10")

Upvc double glazed window, built in double door wardrobe.

Bedroom 2 - 3.1m x 3.05m (10'2" x 10'0" to front of wardrobes extending to 11'10" overall)

Upvc double glazed window, delightful views to the rear. Built in double door wardrobe further dressing table wardrobes and overhead storage cupboards

Bedroom 3 - 3.05m x 4.7m (10'0" x 15'5")

Upvc double glazed window.

Bedroom 4 - 3.07m x 3.86m (10'1" x 12'8")

Built in wardrobe, Upvc double glazed window with delightful views towards the coast.

Bathroom - 2.06m x 1.88m (6'9" x 6'2")

Vanity wash hand basin with cupboard below, twin grip panelled bath with aqualiser shower and screen, tiled walls, Upvc double glazed window.

WC - 2.06m x 0.97m (6'9" x 3'2")

Upvc double glazed window, wash hand basin, low level WC.

Outside

The property stands in established gardens to both front and rear, there is off road car parking and an adjoining garage, which measures 22'8" x 15'6" maximum internal measurements, and is currently partitioned to provide a substantial garage and adjoining pantry. The rear garden is paved for ease of maintenance with flower beds and is not directly overlooked to the rear and enjoys delightful open aspect over sand dunes and towards the coast.

Council Tax

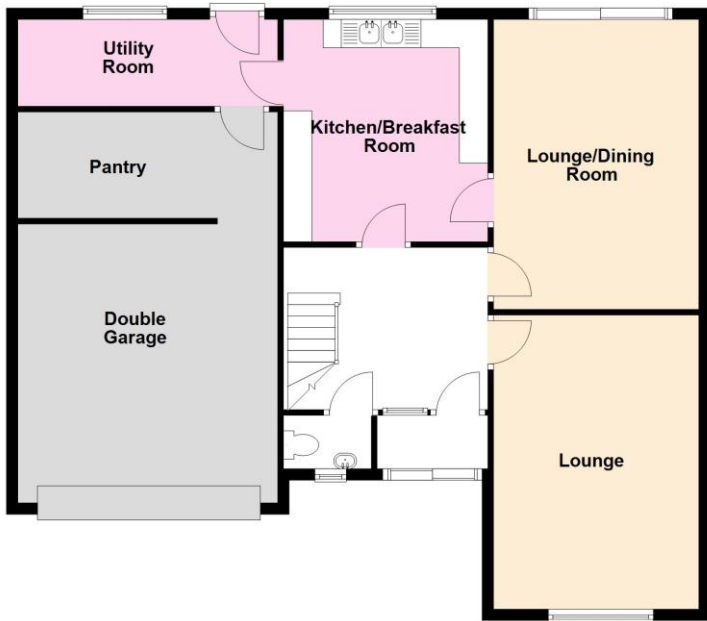
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Tenure

Freehold



Ground Floor



First Floor



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