



**'Beauville' 17 Hatfield Road, Ainsdale, PR8 2PE**  
**'Offers in Excess of' £500,000**  
**'Subject to Contract'**

Set on one of Ainsdale's Shoresides most sought-after, rarely available roads, this spacious four-bedroom detached family home is bursting with potential and ready for its next chapter. Perfectly placed just a short stroll from the vibrant village centre, you'll be spoilt for choice with its buzzing café culture, tempting restaurants, stylish bars, independent shops, and everyday amenities. Excellent commuter links to Liverpool Central are on hand, along with easy access to Southport's stunning shore, Nature Reserve and sandy beachfront. Inside, the property is bursting with original character charm and features. A generous layout offers multiple reception rooms, a kitchen and dining conservatory. To the first floor there are four well-proportioned bedrooms, the master with en suite shower room/WC and separate family bathroom, giving you all the space you need to grow, entertain, and relax. Outside, mature and established gardens provide a leafy backdrop for summer gatherings or peaceful downtime, while off-road parking to a front carriage driveway ensures convenience is always at your doorstep. Whether you're upsizing, starting a family, or simply looking for a home you can make entirely your own, this is an unmissable opportunity.

## Open Entrance Vestibule

Glazed inner door with stained and leaded light insert leading to....

## Reception Hall

Glazed portal style window to front. Turned stairs to first floor with handrail, spindles and newel post. Cupboard to under stairs. Stripped wooden flooring. Picture rail. Door to....



## WC - 1.78m x 1.04m (5'10" x 3'5")

Glazed window. Low level WC, wash hand basin with tiled splash back and mixer tap. Woodgrain laminate style flooring.

## Living Room - 5m x 4.22m (16'5" into bay x 13'10" into recess)

Double glazed bay window with stained and leaded light transoms. Glazed stained and leaded light side window. Period cast iron fire with brass interior, wooden surround and tiled hearth. Picture rail. Stripped wooden flooring.

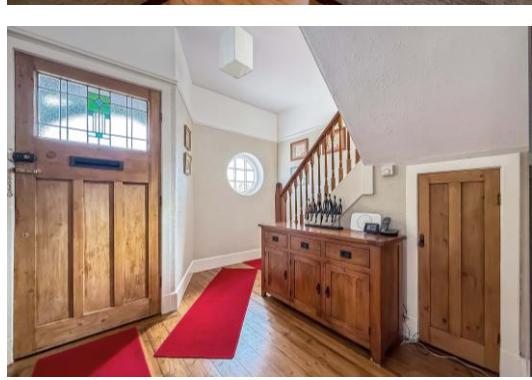


## Sitting Room - 3.94m x 4.04m (12'11" x 13'3" into recess)

Double glazed window. Working fire with brick interior over stone hearth with wooden surround and mantle piece, fitted original dresser to recess. Stripped wooden flooring. Glazed double doors leading to....

## Dining Conservatory - 2.77m x 6.71m (9'1" x 22'0" overall measurements)

Double glazed windows, sliding patio and separate double doors opening to rear garden. Centrally heated with wall light points. Stable style inner door leading to....



## Kitchen - 4.17m x 2.72m (13'8" x 8'11")

Double glazed window overlooking rear garden. Cream shaker style base units with cupboards and drawers, wall and glazed china cupboards, under unit lighting and working surfaces with single bowl sink unit, mixer tap and drainer. Appliances include; Range oven with five burner gas hob and extractor over. Electric oven, space for eye level microwave, plumbing for washing machine and integral dishwasher. Partial wall tiling, tile effect flooring and space for free standing fridge freezer. Spot lighting.



## Landing

Loft access.

## Master Bedroom - 4.04m x 3.4m (13'3" into recess x 11'2" to front of wardrobes)

Double glazed window to front. Fitted wardrobes with fly over storage cupboards, picture rail. Door to....



## En Suite Shower Room/WC - 1.17m x 2.36m (3'10" x 7'9")

Three piece modern suite comprising of low level WC, pedestal wash hand basin with mixer tap and step in shower enclosure with glazed shower screen. partial Travertine wall tiling, ladder style chrome heated towel rail. Recess spot lighting.

## Bedroom 2 - 3.89m x 4.04m (12'9" x 13'3")

Double glazed window to rear. Period cast iron fireplace over tiled interior and hearth. Picture rail.

## Bedroom 3 - 3m x 2.69m (9'10" x 8'10")

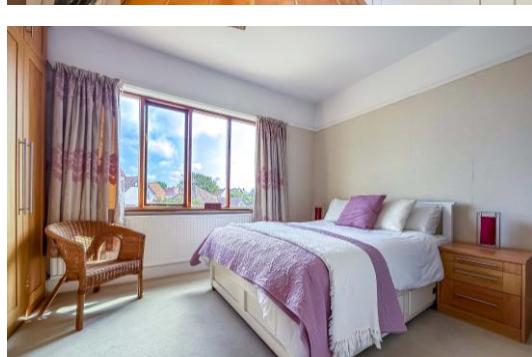
Double glazed window to rear, period fire surround with hearth.

## Bedroom 4 - 2.11m x 3.28m (6'11" x 10'9")

Double glazed window.

## Bathroom/WC - 2.11m x 2.59m (6'11" x 8'6")

Double glazed window. Three piece white suite comprising of low level WC, pedestal wash hand basin with mixer tap and panelled bath with central mixer tap and 'Triton' electric shower unit. Airing cupboard housing hot water cylinder. Partial wall tiling.



## Outside

Established gardens to front and rear. Carriage driveway access leads via twin sets of wrought iron entrance gates to driveway providing off road parking for numerous vehicles. Borders are well established with a variety of plants and shrubs. Secure gated access leads to rear. The generous, enclosed rear garden is private and not directly overlooked comprising of patio and shaped lawn with well stocked borders, plants, shrubs and trees. There are also two timber storage sheds and Greenhouse.

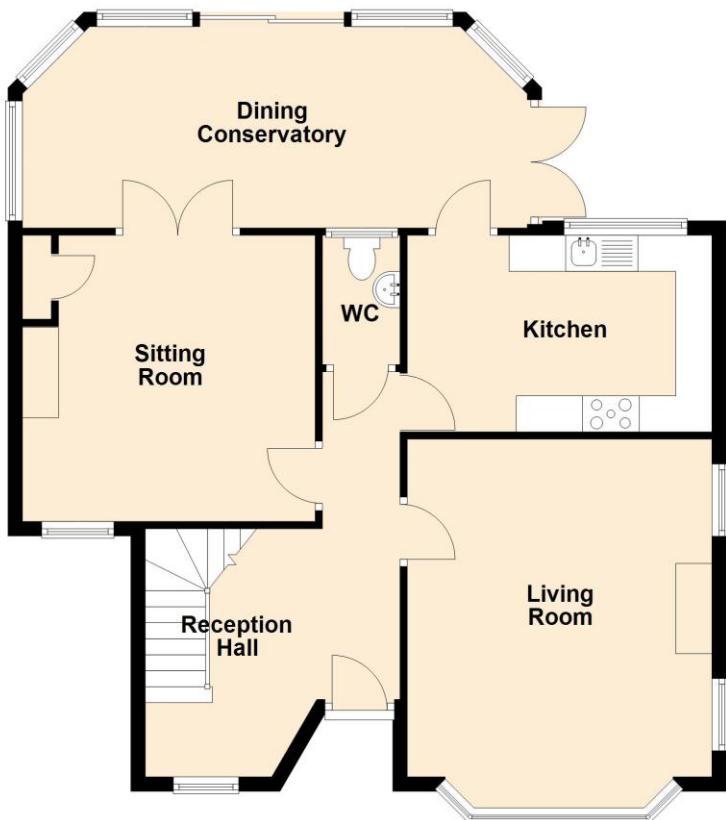
## Council Tax

Sefton MBC band F

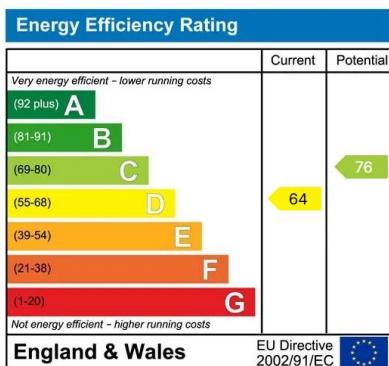
## Tenure

Freehold.

### Ground Floor



### First Floor



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.