



BerkeleyShaw

13 Carlton Road, Southport, PR8 2PG

Offers Over £525,000

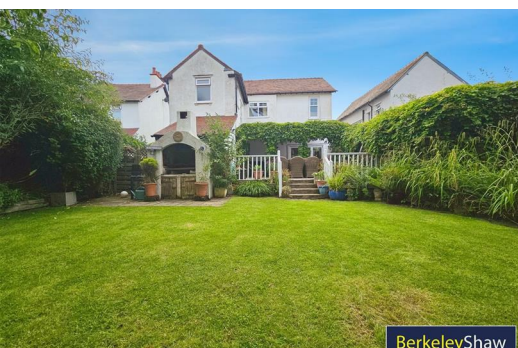
An exquisite and spacious detached house is available in a highly sought-after location of Ainsdale. Built in 1905, this home is tailored to the needs of a family offering an impressive array of unique features including a beautifully maintained garden, a purpose-built bar with wine-cooler beside an ornamental fish pond, a hot tub perfect for winding down, and a pizza oven, making it an ideal home for those who enjoy al-fresco entertaining.

The grand hallway offers a stunning chandelier, leading to a living room with its stunning wood floors and a cosy log burner, making it an excellent spot for relaxation. The second reception room offers a dining area with captivating garden view and direct access to the outdoor seating area, ensuring a harmonious blend of indoor and outdoor living spaces.

The home's heart is the kitchen with breakfast dining area, which leads to a utility room and WC. It is a perfect setting for family meals, offering all the amenities needed for modern living. Leading over the kitchen threshold into the enchanting garden, you are immediately greeted by the canopy covered hot tub along with the outdoor dining area with a serene backdrop.

The property consists of four generously sized bedrooms. The principal suite impresses with a walk-in closet and an en-suite WC, providing a private haven for the homeowners. The second bedroom is also a double room with its own en-suite shower room, while the third and fourth bedrooms are generous double rooms.

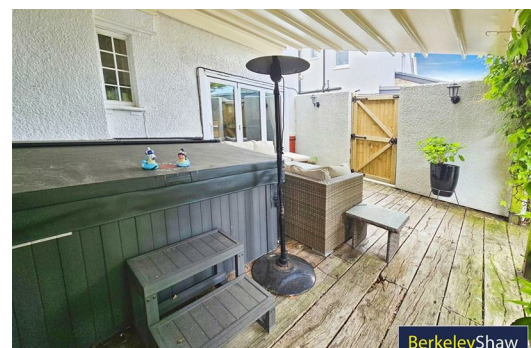
The exquisite garden offers an oasis of peace and serenity, it has been skilfully landscaped with various areas for relaxing and entertaining. This garden is not just a place to visit—it is a peaceful escape from the clamour of



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw

Entrance Hallway
9'11" x 13'5" (3.04 x 4.10)

Living Room
16'0" x 15'5" (4.9 x 4.72)

Dining Room
12'0" x 15'7" (3.67 x 4.77)

Kitchen/Breakfast Area
10'9" x 9'7" (3.30 x 2.94)

Kitchen
9'3" x 14'11" (2.84 x 4.56)

Utility Room
6'0" x 7'1" (1.84 x 2.16)

Ground Floor WC
6'0" x 3'0" (1.84 x 0.92)

Landing
15'6" x 19'10" (4.74 x 6.06)

Master Bedroom
11'1" x 15'5" (3.4 x 4.7)

En-suite
4'11" x 4'11" (1.5 x 1.5)

Walk in Closet
4'11" x 7'1" (1.5 x 2.16)

Bedroom Two
12'0" x 15'7" (3.67 x 4.76)

En-suite
4'0" x 5'10" (1.24 x 1.78)

Bedroom Three
7'4" x 9'9" (2.26 x 2.98)

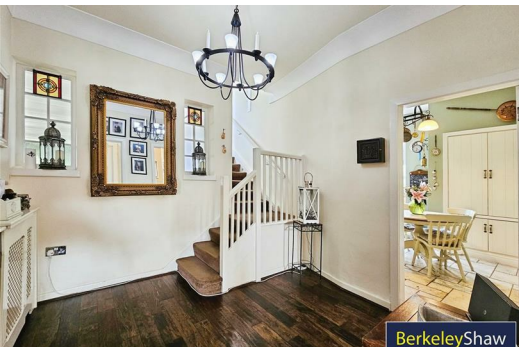
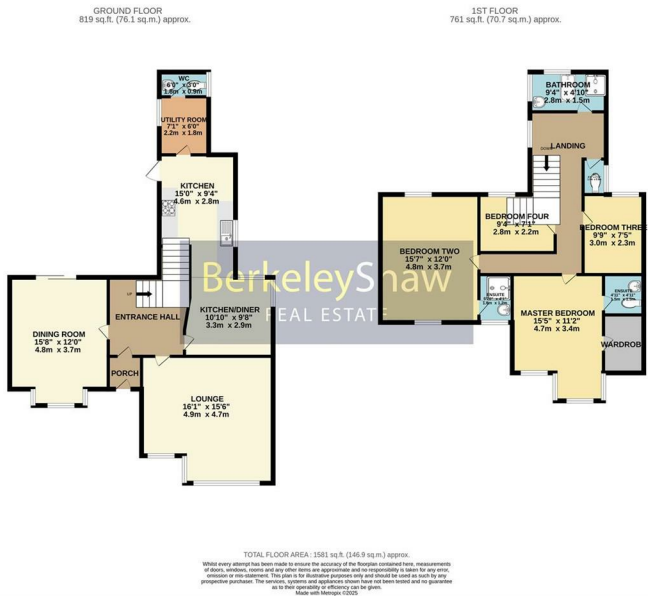
Bedroom Four
9'3" x 7'1" (2.84 x 2.16)

Bathroom
9'3" x 4'10" (2.84 x 1.48)

WC
2'9" x 4'3" (0.86 x 1.32)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

