



-  Detached Family House
-  Five Bedrooms/One En-Suite
-  Three Reception Rooms

-  Established Gardens
-  Sought After Ainsdale Position
-  No Chain

Price: £650,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, substantial detached family house occupying a much sought after position within easy reach of Ainsdale village.

Arranged over three floors, the chain free property offers well planned and pleasantly proportioned accommodation briefly comprising: Entrance Vestibule, Reception Hall, Living Room, Lounge, Sun Room, Fitted Kitchen/ Breakfast Room and Cloakroom/WC to the ground floor with four double Bedrooms and family Bathroom to the first floor. A loft conversion provides a fifth double Bedroom with Walk in Wardrobe and En-Suite Shower Room.

Outside, there are generously proportioned, landscaped gardens to the front and rear of the property, the west facing rear garden being of a particularly good size arranged with paved terrace, shaped lawn and well stocked, established borders. A timber summer house sits at the foot of the garden. The front incorporates a tarmac driveway providing ample parking.

Osborne Road is located off Shore Road which leads towards the beach and Ainsdale Shopping Village, together with the railway station on the Southport/Liverpool commuter line.



Ground Floor:

Entrance Vestibule

Reception Hall

Cloakroom/WC

Living Room - 4.98m into bay x 4.17m (16'4" x 13'8")

Lounge - 4.32m x 3.99m (14'2" x 13'1")

Sun Room - 3.99m x 2.31m (13'1" x 7'7")

Kitchen/Breakfast Room - 8.56m x 3.66m (28'1" x 12'0")

First Floor:

Landing

Bedroom 1 - 4.98m into bay x 4.17m (16'4" x 13'8")

Bathroom - 3.28m x 2.62m (10'9" x 8'7")

Bedroom 2 - 4.32m x 4.17m (14'2" x 13'8")

Bedroom 3 - 3.68m x 3.66m (12'1" x 12'0")

Bedroom 4 - 3.66m x 4.17m (12'0" x 13'8")

Second Floor:

Bedroom 5 - 5.92m x 4.17m (19'5" x 13'8")

En-Suite Shower Room - 3.66m x 1.07m minimum (12'0" x 3'6")

Walk In Wardrobe - 3.66m x 1.42m (12'0" x 4'8")

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Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

Tenure: Leasehold for a residue term of 999 years from March 1909. No ground rent has been collected in the vendors period of ownership

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

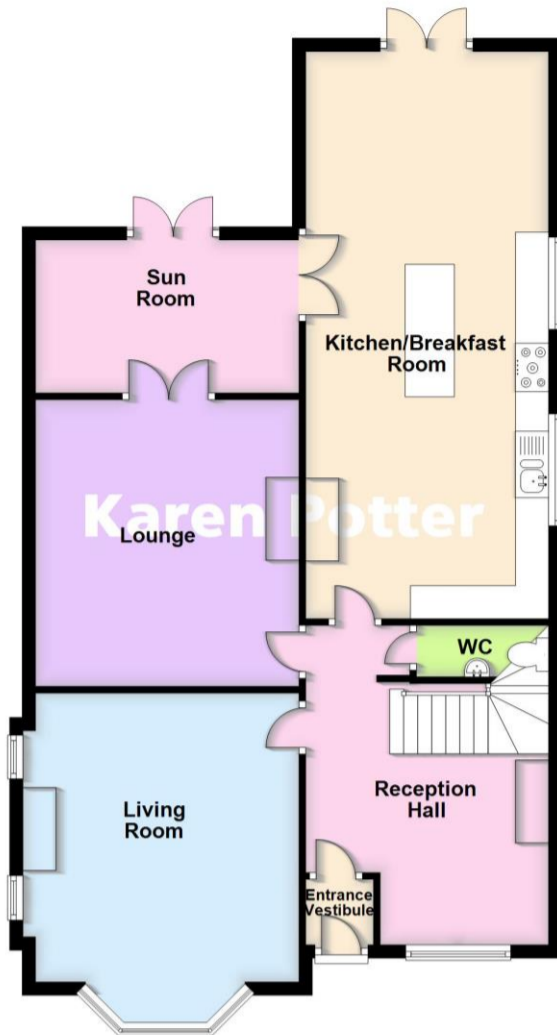
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

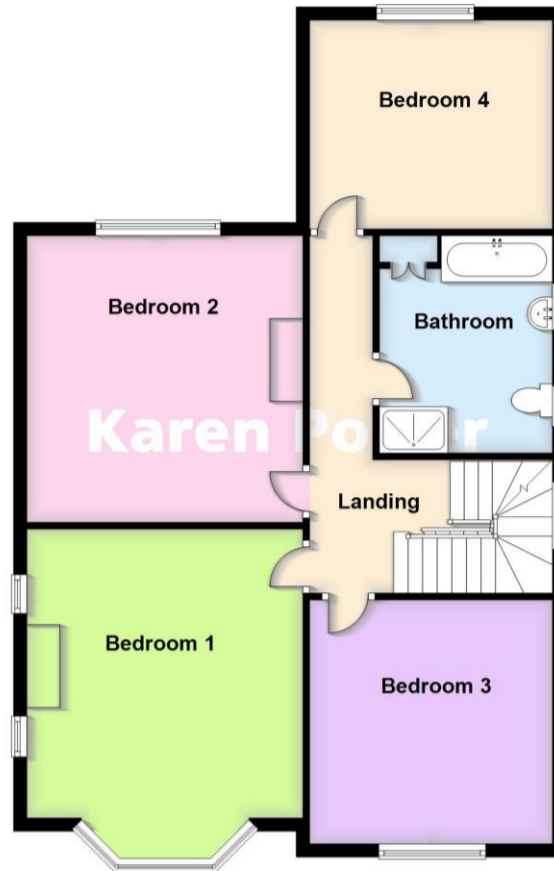
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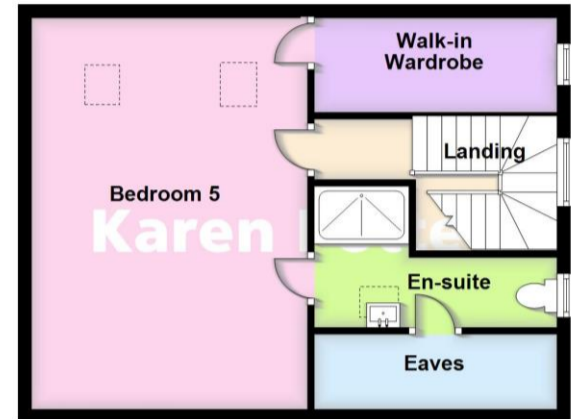
Ground Floor
Approx. 96.1 sq. metres (1034.8 sq. feet)



First Floor
Approx. 83.6 sq. metres (899.9 sq. feet)



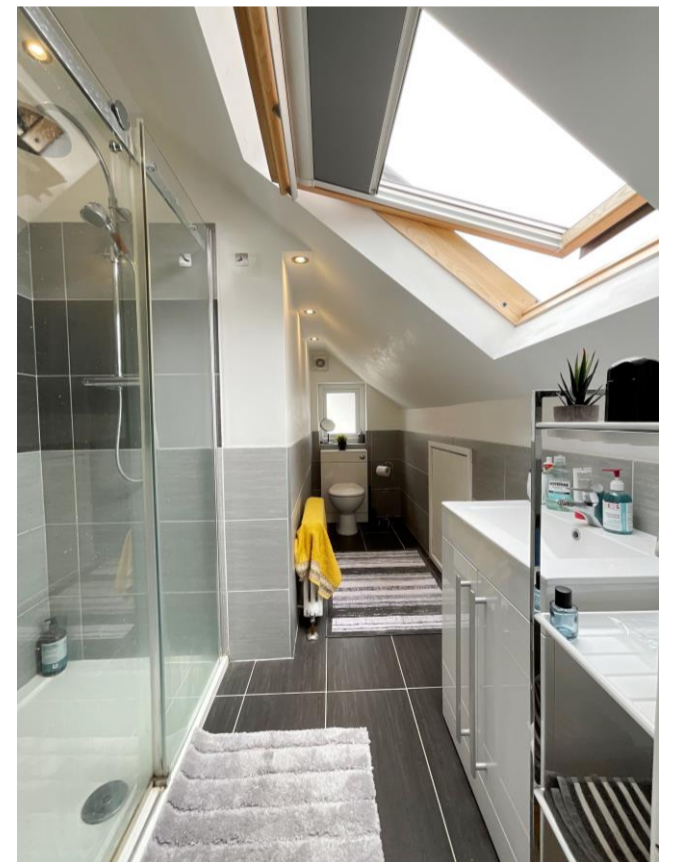
Second Floor
Approx. 46.9 sq. metres (505.4 sq. feet)



Total area: approx. 226.7 sq. metres (2440.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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