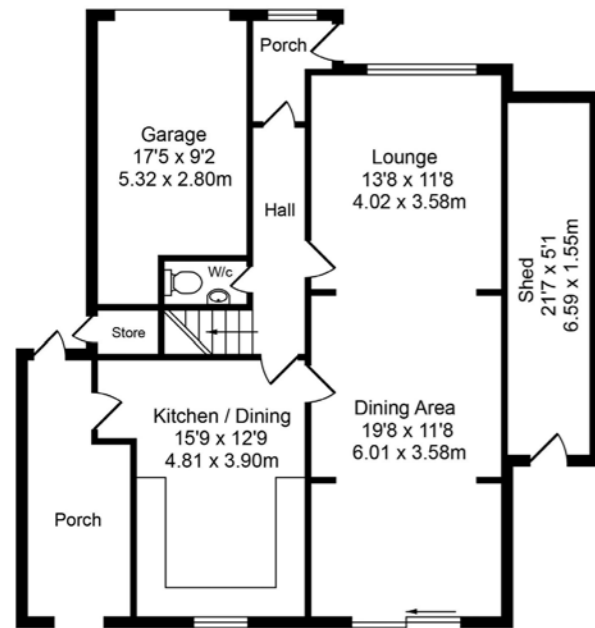




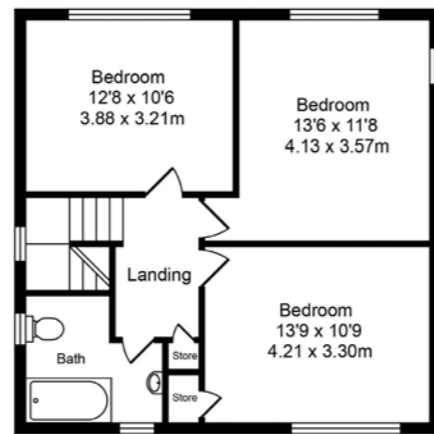
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1669 Sq.ft. (155.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 1057 Sq.Ft (98.2 Sq.M.)



First Floor
 Approx. Floor Area 612 Sq.Ft (56.9 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to offer this classic three-bedroom detached family home for sale, nestled along the quiet and desirable Cornwall Way in Ainsdale, Southport. This property, which benefits from off-road parking, presents an exceptional opportunity for buyers seeking a home with a spacious layout and abundant potential.

The location is near excellent schools, shops, and amenities making this home particularly appealing. Ainsdale is a highly sought-after area known for its tranquil environment and excellent connectivity. The local community is vibrant and welcoming, offering a variety of amenities including shops, cafes, and restaurants. The property benefits from excellent transport links, with nearby train stations providing easy access to Southport, Liverpool, and Manchester. The area is also served by regular bus routes, ensuring convenient travel options. Additionally, Ainsdale's proximity to beautiful beaches and nature reserves adds to its charm and appeal.

The exterior of this property is both charming and inviting, approached via a private driveway before entering through a bright porch with matching floor, which is original stone from Liverpool's Roman Catholic Cathedral. An integrated garage provides additional convenience and storage options.

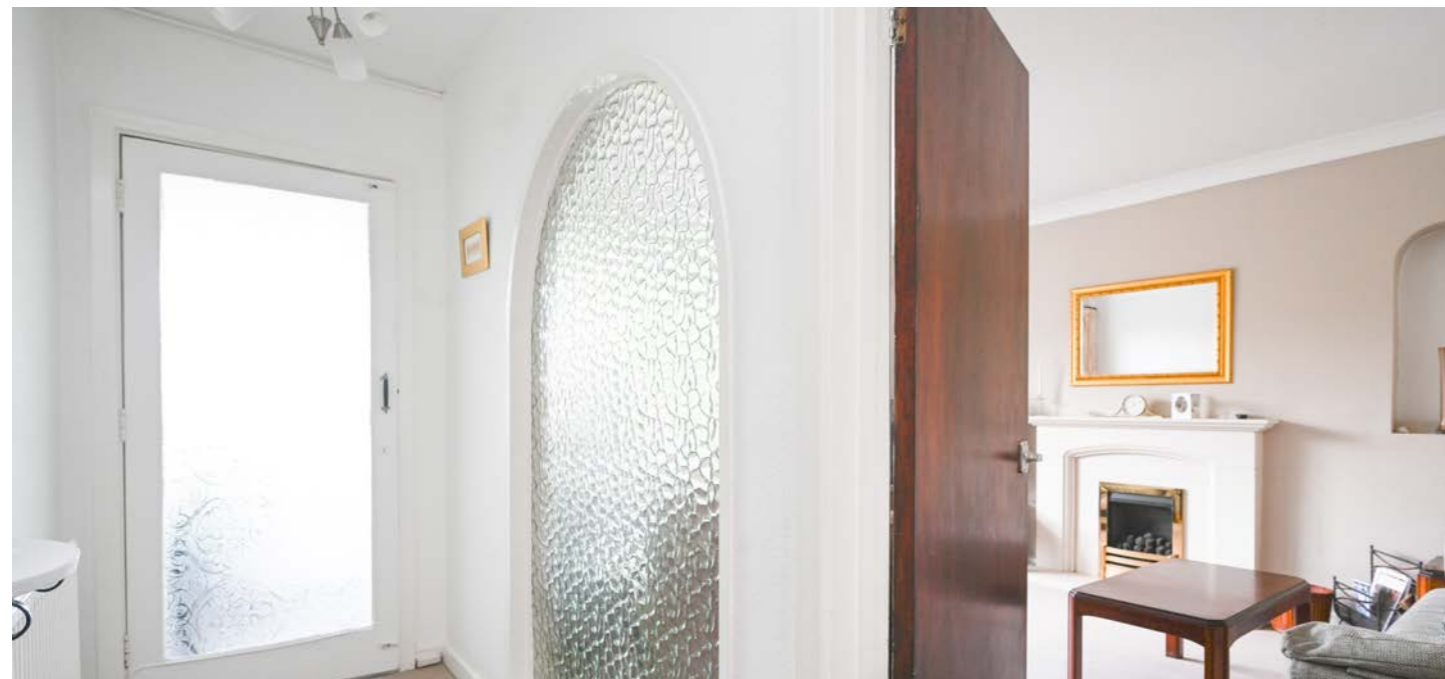
Upon entering the ground floor, you are greeted by three inviting living areas that flow seamlessly into each other, creating a spacious and versatile layout. The living/dining space is long, elegant and bright with light from the front and rear. French sliding doors open out to a patio with pond. The large, modern dining kitchen has an array of wall, base, and tower units, complemented by contrasting work surfaces, charcoal tiled floor and integrated appliances, from here a side door leads to the back garden where you can also find a long shed that is attached to the left side of the house. A handy downstairs WC completes the ground floor.

The first floor offers three spacious double bedrooms, all neutrally decorated and enjoying pleasant outlooks over the surrounding area. Both front bedrooms benefit from views of summer sunsets over Ainsdale Beach. The main family bathroom is fully tiled and features a bath with overhead shower, WC, and wash hand basin, providing a functional and comfortable space for the family.

Externally, the rear garden is well established offering a private and serene outdoor space. The beautifully landscaped garden is bursting with colour and features a fully flagged area ideal for entertaining or further landscaping development. In Spring, watch the Cherry Blossom tree bloom at the front of the house along with the colourful Hydrangeas and flowers. This home also benefits from a grass common in front, and complete privacy at the rear.

In addition to its appealing location and features, the property offers further benefits such as a brand-new roof on the porch, ensuring structural integrity and enhancing the property's overall maintenance. The front of the property has also been professionally painted, adding to its curb appeal and giving it a fresh and well-maintained appearance. These upgrades and improvements contribute to the property's overall value and desirability, making it an attractive option for potential buyers.

Extending to a generous 1,669 square feet and benefiting from gas central heating and double glazing throughout, this property offers the perfect canvas for creating your ideal home





KEY FEATURES

- Detached Family Home
- Three Double Bedrooms
- Circa 1669 Square Feet
- Spacious Lounge Diner
- Modern Dining Kitchen
- Ample Driveway Parking
- Integrated Garage
- Desirable Location
- Close to Amenities







