

KAREN PARKS
SALES & LETTINGS



48 Leamington Road, Ainsdale, Southport, PR8 3LB
Offers In The Region Of £395,000

Karen Parks Sales and Lettings are delighted to bring to market the rare opportunity to purchase this recently extended, six bedroom semi detached house. The property is extremely versatile and offers plenty of living and bedroom space. The house would be perfect for a family or for those looking for a separate annex for parents/teenagers or visitors to have their own space. There are two separate entrances to the property. The house briefly comprises of: to the main part - hallway, lounge, kitchen diner, three bedrooms and a bathroom with separate WC. The extended side of the house with separate entrance has an open plan kitchen-diner, living room and shower room. To the first floor are two bedrooms and a bathroom and to the second floor is a bedroom with dressing space and ensuite. There is off road parking for many cars to the front of the property and a paved garden to the rear. The property is located just a short stroll away from Ainsdale village with all the bars, restaurants, shops and train station.

ACCOMMODATION

Ground Floor

Hallway



The hallway has a radiator, an under stairs storage cupboard and the gas and electric meters are in the hallway.

Lounge 12'9" x 11'4" (3.91 x 3.47)



The front lounge has a double glazed bay window, one radiator and a feature electric fireplace.

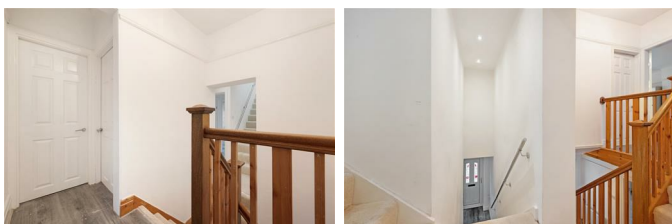
Kitchen-Diner 21'5" x 11'4" (6.54 x 3.46)



The open plan kitchen diner has grey base units to provide storage for the kitchen, and there is space for a washing machine, fridge freezer and dryer. There is a stainless steel sink and an electric hob. There is one double glazed window above the sink and patio doors leading out into the garden from the dining area. There is one radiator.

First Floor

Landing



Bedroom 1 12'7" x 11'6" (3.85 x 3.51)



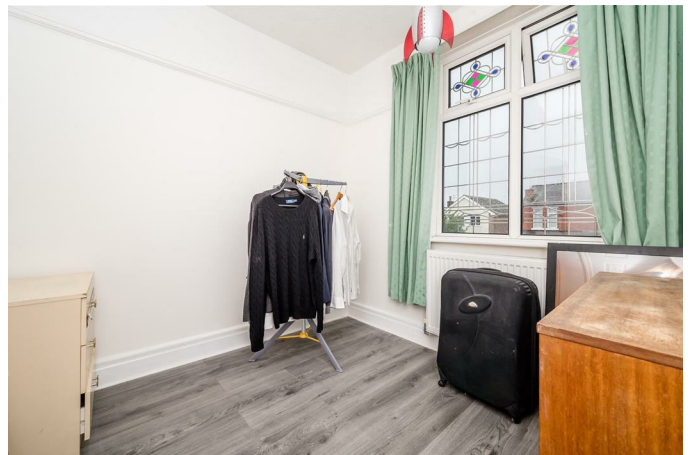
The master bedroom has a double glazed window and one radiator.

Bedroom 2 12'9" x 11'2" (3.91 x 3.41)



The second bedroom has a double glazed bay window and there is one radiator.

Bedroom 5 8'5" x 7'11" (2.57 x 2.43)



This bedroom has a double glazed window facing onto the front of the property and one radiator.

Bathroom



The bathroom comprises of: a corner bath with over head shower, hand wash basin, towel radiator and window.

WC



Separate WC with a window.

Right Hand Extension

Separate Entrance

Separate entrance front door.

Kitchen-Diner 13'6" x 11'3" (4.12 x 3.43)



There is open plan kitchen-diner area to the front of the house with a double glazed window looking out. There is a range of grey gloss wall and base units providing storage. There is a stainless steel sink and space for a fridge-freezer. There is an upright wall radiator. Door through to living space.

Living Room 14'11" x 11'1" (4.57 x 3.38)



The living room has a double glazed window and a door leading outside. Door to shower room.

Shower Room 7'2" x 4'4" (2.19 x 1.34)



The shower room comprises of a corner shower cubicle with electric shower, WC, hand wash basin and double glazed window.

First floor

Landing

The landing has one radiator.

Bedroom 3 12'6" x 11'6" (3.82 x 3.51)



This bedroom has one double glazed window and a radiator.

Office/Dressing Room 7'6" x 4'11" (2.30 x 1.52)



This room could be used as smaller bedroom, an office, dressing room or nursery depending on your needs.

Bathroom 7'6" x 4'11" (2.29 x 1.52)



The bathroom comprises of a bath with overhead electric shower, WC, hand wash basin, towel radiator and double glazed window.

Second Floor

Bedroom 4 14'11" x 7'10" into 14'2" x 12'5" (4.56 x 2.41 into 4.32 x 3.80)



This bedroom is on the second floor and has one double glazed window, three radiators and a dressing area with a velux window.

Ensuite 6'11" x 3'11" (2.11 x 1.21)



The ensuite comprises of a shower cubicle, hand wash basin, WC and double glazed window.

Outside

Front Garden

The front of the property is paved and has plenty of space for multiple cars to park off road.

Rear Garden



The rear garden can be accessed through patio doors from the dining area. It is enclosed and paved, and would a perfect space for BBQ's and alfresco dining in the summer months.

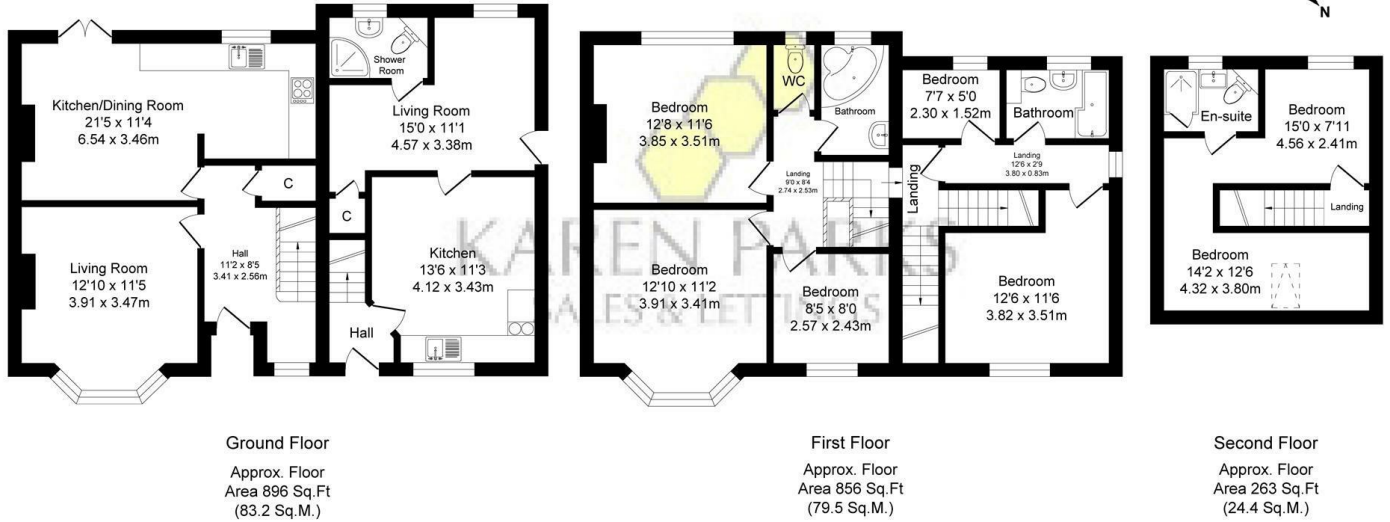
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

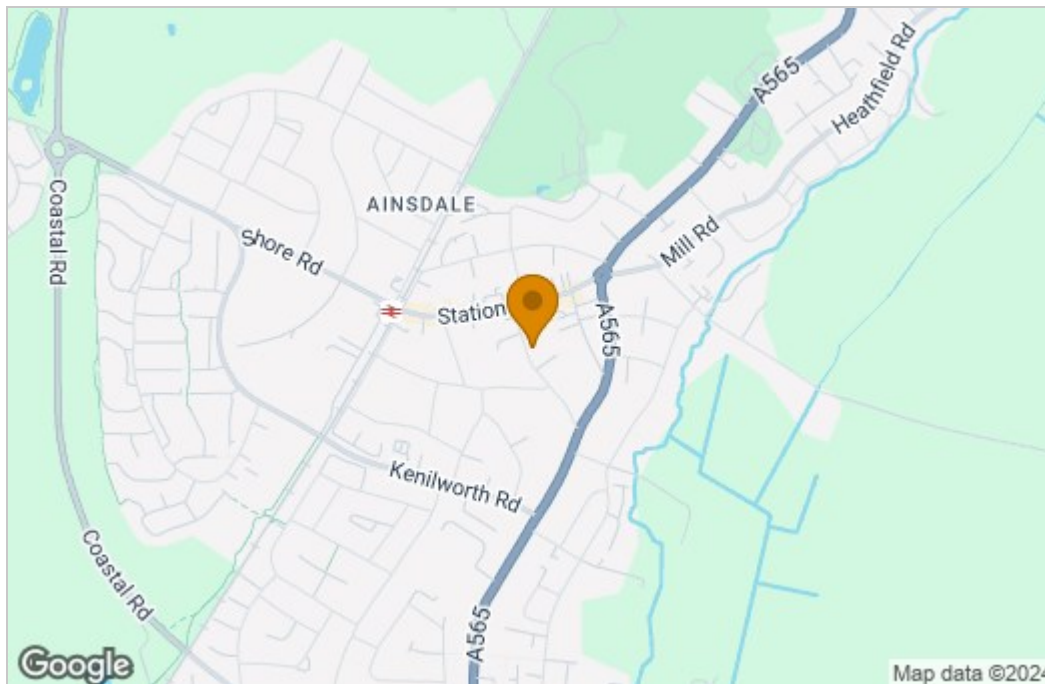
Floor Plan

Leamington Road Total Approx. Floor Area 2015 Sq.ft. (187.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.