



**684 Liverpool Road
Ainsdale, PR8 3NA £250,000
'Subject to Contract'**

A rare opportunity to acquire this charming three-bedroom, semi-detached cottage-style property, situated directly opposite Ainsdale Common and within walking distance of the vibrant café culture of Ainsdale Village, with its array of independent shops, restaurants, and bars. Benefit from excellent commuter links via the Liverpool Central line and proximity to the Ainsdale Nature Reserve. Deceptively spacious and generous in size, this property offers an exciting opportunity for modernisation, allowing the buyer to create a bespoke home. The entrance hall leads to a ground floor WC and a front reception room currently used as a dining room. The central enclosed kitchen is ripe for updating, and the standout large rear lounge features patio doors opening onto extensive gardens. Upstairs, there are three bedrooms, a separate bathroom, and WC. The front provides ample parking for several vehicles, there is a garage to the rear, and the mature gardens are well-stocked and enjoy a high degree of privacy.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall

UPVC double glazed entrance door with stained and lead side window leading to entrance hall including staircase to first floor with handrail, spindles and newel post door. Glazed inner door leads to front reception room and separate door leads to...

WC - 1.68m x 0.91m (5'6" x 3'0")

UPVC double glazed opaque window to side of property, low-level WC and corner wash handbasin. Part wall tiling and tile effect flooring.

Front Reception/Dining Room - 4.52m x 3.99m (14'10" x 13'1" into recess)

secondary glazed UPVC double glazed window to front of property.

Rear Lounge/Garden Room - 6.12m x 3.99m (20'1" Overall measurements x 13'1" into recess)

Large UPVC double glazed sliding patio door leads to rear garden, living flame inset gas fire to chimney breast with marble interior, hearth and wooden fires surround. A number of wall light points.

Kitchen - 4.93m x 2.11m (16'2" x 6'11")

UPVC double glazed door and window to side of property, range of built-in base units including cupboards and drawers, wall cupboards and working surfaces. Partial wall tiling and tiled flooring. Twin bowl sink unit with single drainer and mixer tap. Appliances include electric oven, five burner gas hob and plumbing is available for washing machine and space for freestanding fridge freezer. Wall mounted 'Worcester' central heating boiler system.

First Floor Landing

Spacious landing with built-in airing cupboard housing hot water cylinder and loft access point

Bedroom 1 - 4.52m x 4.06m (14'10" to rear of wardrobes x 13'4")

UPVC double glazed and secondary glazed window to front of property, loft access point and built-in wardrobes or fitted wardrobes with vanity mirrored sliding frontage and hanging space.

Bedroom 2 - 3.81m x 4.01m (12'6" into recess x 13'2")

UPVC double glazed and secondary glazed window overlooking garden to the rear, built-in wardrobe to one wall and separate built-in drawers.

Bedroom 3 - 2.24m x 2.39m (7'4" x 7'10")

UPVC double glazed side window.

Bathroom - 2.13m x 2.01m (7'0" x 6'7")

Opaque UPVC double glazed side window, two piece suite comprising of pedestal wash hand basin and twin grip panel bath with glazed shower screen, wall grip, mixer tap and shower attachment. Tiled walls with ladder style heated towel rail and recessed spot lighting.

WC - 1.65m x 0.91m (5'5" x 3'0")

Opaque UPVC double glazed window and low-level WC.

Outside

The property occupies an enviable position opposite Ainsdale common with close proximity to the amenities of the village, which include vibrant café culture, restaurants, bars and commuter access on the Liverpool train line. Off-road parking is available via driveway which is flagged to front with shaped lawn and hedge borders, including feature monkey puzzle tree. Side driveway access continues to a detached garage with up and over door and security lighting. The enclosed South Westerly facing rear garden is established and mature with well stocked borders which include a variety of plants, shrubs and trees. The property is not directly overlooked and enjoys a sunny aspect with separate block paved patio area and adjoining greenhouse to rear of garage.

Council Tax

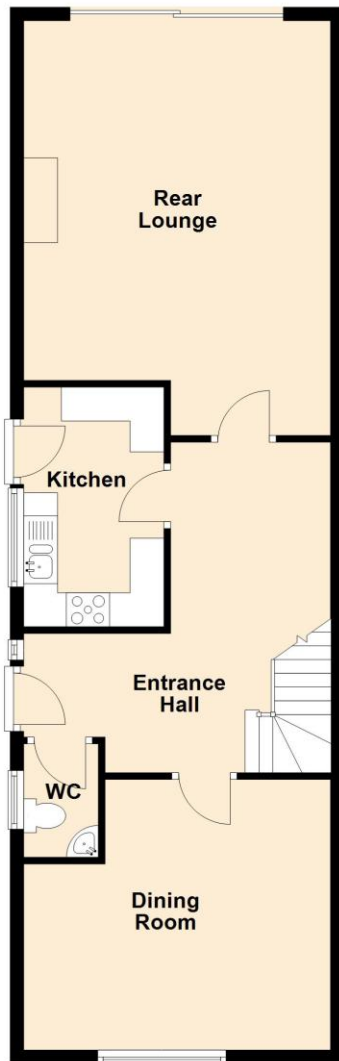
Sefton MBC band D.

Tenure

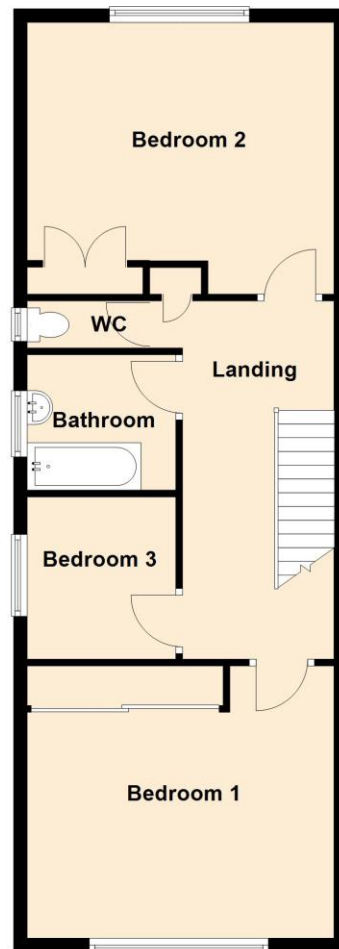
We can confirm via our own enquiries that the property, Title Number MS111341, is registered as Leasehold for the residue term of 999 years from 25th March 1935, with a ground rent payable of £10 per annum.



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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.