



## Liverpool Road, Ainsdale, Southport PR8 3BQ

Occupying a generous plot in a highly sought-after location, just moments from the heart of Ainsdale Village, this beautifully presented and thoughtfully extended family residence offers exceptional accommodation that must be viewed to be fully appreciated.

The spacious, gas centrally heated and double-glazed accommodation is arranged over three well-planned floors. The ground floor comprises an elegant entrance vestibule opening into a welcoming reception hall with cloaks cupboard and understairs storage. The principal living room flows seamlessly through to the dining room, creating an ideal space for both everyday living and entertaining, whilst a well-appointed fitted kitchen and light-filled conservatory complete the ground floor.

To the first floor are two generously proportioned double bedrooms, a further bedroom, and a stylish family bathroom. The second floor loft conversion provides an impressive additional double bedroom with WC, offering excellent versatility for guest accommodation, home office or principal suite.

Externally, the property is approached via a block-paved driveway providing ample off-road parking. The rear garden is a particular highlight, beautifully landscaped with a paved patio area, shaped lawn and an array of mature, well-stocked shrub borders, creating a private and tranquil outdoor retreat.

**Price: £395,000 Subject to Contract**



## Ground Floor:

### Entrance Vestibule

#### Hall

**Living Room** - 6.07m x 3.71m (19'11" x 12'2")

**Dining Room** - 5.03m x 3.15m (16'6" x 10'4")

**Kitchen** - 3.96m x 2.79m (13'0" x 9'2")

**Conservatory** - 5.46m x 2.79m (17'11" x 9'2")

#### Store

## First Floor:

### Landing

**Bedroom 2** - 4.52m x 3.66m (14'10" max x 12'0")

**Bedroom 3** - 3.94m x 3.45m (12'11" max x 11'4")

**Bedroom 4** - 2.95m x 2.57m (9'8" x 8'5")

**Bathroom** - 2.79m x 2.41m (9'2" x 7'11")

#### Store

## Second Floor:

### Landing

**Bedroom 1** - 4.24m x 3.66m (13'11" x 12'0")

### WC

### Outside:

The front is block paved to provide off road parking, whilst the rear garden is a particular feature of the property, arranged with paved patio, shaped lawn and a variety of well stocked, mature, shrub borders.

### Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

### Tenure:

Freehold

### 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. 81.6 sq. metres (878.1 sq. feet)



**First Floor**  
Approx. 52.7 sq. metres (567.7 sq. feet)



**Second Floor**

Approx. 21.7 sq. metres (233.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.