



Rothwell Drive,
Ainsdale, Southport, PR8 2SB
Price: £425,000 Subject to Contract

Occupying a highly sought after residential area of Ainsdale, this particularly well presented, detached family home has been much improved by the current owners and must be viewed to be fully appreciated. The energy efficient property is fully double glazed, cavity wall and loft insulated, with the additional installation of solar (PV) panels and an air source heat pump meaning vastly reduced electricity bills and an income from the electricity sold back to the National Grid.

Arranged over two floors, the beautifully appointed accommodation briefly comprises: Hall, Lounge/Dining Room with wood burning stove and open to modern fitted Kitchen with bi-folding doors to the rear garden, with a Utility Room and WC completing the ground floor. Upstairs, there are four Bedrooms, one with En-Suite Shower Room, and a family Bathroom. Outside, the block paved driveway provides off road parking for a couple of cars, whilst the front and rear gardens have been landscaped for ease of maintenance with synthetic lawns and paved patio areas.

Rothwell Drive is a cul de sac off Westminster Drive, well placed for accessing the shops, restaurants and bars of Ainsdale village, along with the railway station on the Southport to Liverpool line. The dunes, pinewoods, nature reserve and beach, offer magnificent walking and off road cycling opportunities.

GROUND FLOOR:

LOUNGE/ DINING ROOM

7.09m x 3.25m (23'3" x 10'8")



KITCHEN

7.09m x 3.25m (23'3" x 10'8")



UTILITY

4.01m x 2.59m (13'2" x 8'6")

WC

2.59m x 0.91m (8'6" x 3'0")

FIRST FLOOR:

BEDROOM 1

4.6m x 2.59m (15'1" x 8'6")



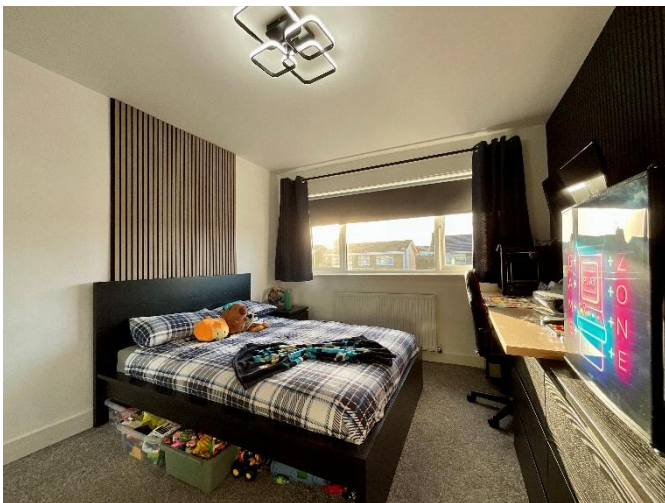
EN SUITE

2.59m x 1.4m (8'6" x 4'7")



BEDROOM 2

3.89m x 3.15m (12'9" x 10'4")



BEDROOM 3

3.15m x 3.12m (10'4" x 10'3")



BEDROOM 4

2.87m x 1.88m (9'5" x 6'2")

BATHROOM

2.01m x 1.88m (6'7" x 6'2")

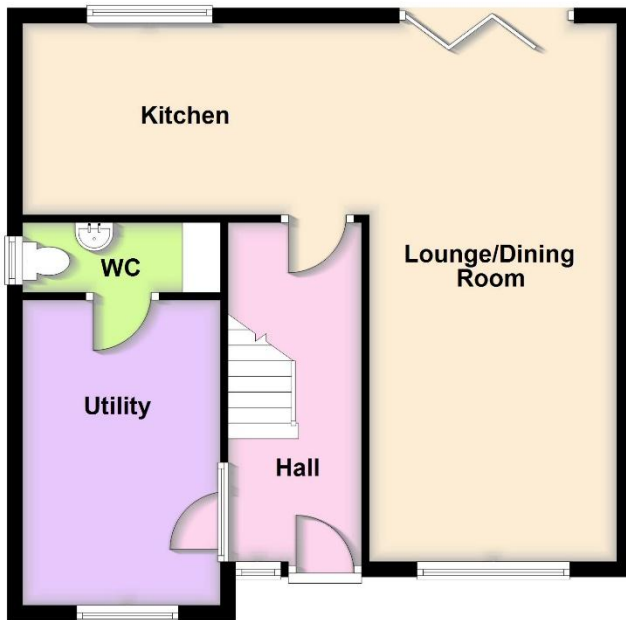
OUTSIDE

A block paved driveway provides off road parking for a couple of cars, whilst the front and rear gardens have been landscaped for ease of maintenance with synthetic lawns and paved patio areas. There are two useful storage areas to the side of the property, one covered, one not.



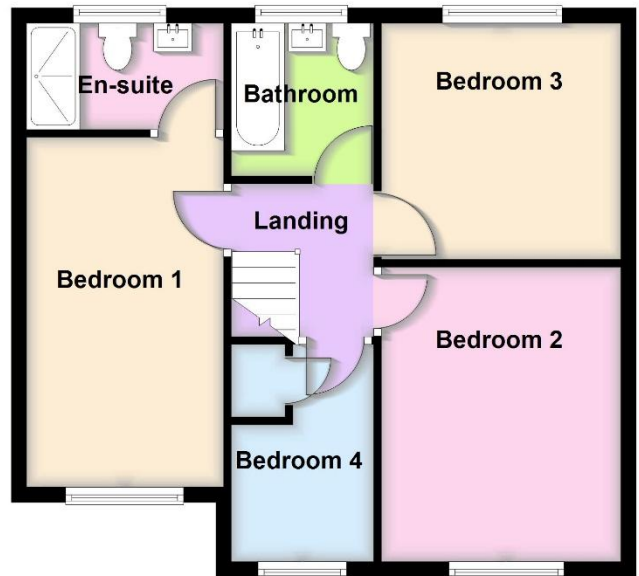
Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 109.7 sq. metres (1181.1 sq. feet)

Council Tax:

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

Tenure:

Freehold

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>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC