



Cherry Road, Ainsdale, Southport PR8 3SF

Offered for sale with no onward chain, this well planned semi detached family home is located in a popular residential area of Ainsdale and must be viewed to be fully appreciated.

Installed with gas central heating and uPVC double glazing, the well proportioned accommodation would benefit from some general updating and briefly comprises: Hall, Living Room, Kitchen and Dining Room to the ground floor with three Bedrooms and Shower Room to the first floor.

A paved driveway provides off road parking to the front with a pedestrian gate to the side giving access to the rear garden arranged with paved patio, shaped lawn, timber workshop and greenhouse.

Cherry Road is located off Meadow Lane, near Liverpool Road where there are public transport facilities to the town centre. The many amenities of Ainsdale village are readily accessible, together with the railway station on the Southport/Liverpool commuter line.



Price: £160,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.29m x 3.33m (14'1" x 10'11")

Kitchen - 3.3m x 2.69m (10'10" x 8'10")

Dining Room - 3.61m x 3.05m (11'10" x 10'0")

First Floor:

Landing

Bedroom 1 - 3.33m x 2.79m plus recess & plus wardrobes (10'11" x 9'2")

Bedroom 2 - 3.61m x 2.69m plus wardrobes (11'10" x 8'10")

Bedroom 3 - 2.64m x 2.36m (8'8" x 7'9")

Shower Room - 2.44m x 1.68m (8'0" x 5'6")

Outside:

A paved driveway provides off road parking to the front with a pedestrian gate to the side giving access to the rear garden arranged with paved patio, shaped lawn, timber workshop and greenhouse.

Council Tax:

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

Tenure:

Freehold

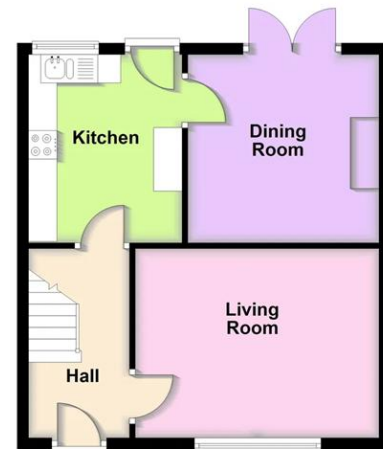
NB:

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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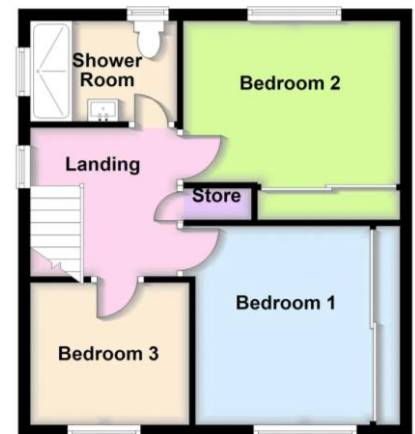
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



AWAITING EPC

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.