



**21 Kenilworth Road
Ainsdale, PR8 3PE £345,000
'Subject to Contract'**

This rare-to-market, extended, and modernized detached family home is set in the sought-after Shoreside area of Ainsdale. Just moments from Ainsdale Village's shops, restaurants, and bars, it boasts excellent nightlife and a convenient Southport–Liverpool commuter link. The property is also near the beach and the coastal road connecting Liverpool. Inside, an entrance hall leads to a ground-floor WC. The living room flows into a modern kitchen with built-in appliances, plus a courtesy door to the garage, which houses the central heating boiler and features a remote-controlled door. At the rear, an extended open-plan living and dining area is flooded with natural light and opens via French doors to the patio. Upstairs are three double bedrooms and a modern bathroom suite. Outside, there's off-road parking on a block-paved driveway, a well-planned, private rear garden, and a full-length adjoining store. Early viewing is highly recommended!

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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 Porch

Upvc double glazed outer door with opaque Upvc double glazed side inserts to Entrance Hall. Useful hanging space to one wall, woodgrain laminate-style flooring, inner door to WC, and further door to main accommodation.

WC - 1.63m x 1.6m (5'4" x 5'3")

Two-piece white suite with low-level WC, vanity wash hand basin with mixer tap, inset wall shelving, woodgrain laminate flooring continues, recessed spotlighting.

Lounge - 5.38m x 3.4m (17'8" into door recess x 11'2")

Upvc double glazed windows to front with venetian blinds included in the sale, woodgrain laminate flooring, staircase to first floor with handrail, spindles, newel posts, recessed spotlighting, glazed door to kitchen, and further glazed double doors to rear lounge/dining area.

Rear Lounge/Diner - 5.18m x 6.93m (17'0" reducing to 10'9" x 22'9" reducing to 10'11")

Upvc double glazed double doors to side/rear patio, living room open-plan to dining area, natural light via Upvc double glazed windows to side and rear with venetian blinds included in the sale, recessed spotlighting, woodgrain laminate flooring.

Kitchen - 4.93m x 3.51m (16'2" x 11'6" overall measurements)

Upvc double glazed window with venetian blinds included in the sale and overlooking the rear garden, cream built-in base units with cupboards and drawers, wall cupboards, working surfaces, single bowl sink unit with mixer tap and drainer, four-ring gas hob with extractor hood, part wall tiling, electric oven, integral fridge/freezer, integral dishwasher, plumbing for washing machine, recessed spotlighting, door to...

Adjoining Garage - 5.16m x 2.54m (16'11" x 8'4")

Upvc double glazed door to rear, wall-mounted 'Vokèra' combination boiler, remote-controlled automatic sectional garage door to front driveway, electric light and power.

First Floor Landing

Loft access, recessed spotlighting, Upvc double glazed window to side with venetian blinds included in the sale.

Bedroom 1 - 2.79m x 4.06m (9'2" x 13'4")

Upvc double glazed windows to front and side with venetian blinds included in the sale, built-in closet/ wardrobe, recessed spotlighting.

Bedroom 2 - 3.84m x 2.69m (12'7" into door recess x 8'10")

Upvc double glazed window to side with roller blinds included in the sale, recessed spotlighting, woodgrain laminate flooring.

Bedroom Three - 3.81m x 2.39m (12'6" x 7'10")

Upvc double glazed window with venetian blinds included in the sale, recessed spotlighting.

Bathroom - 1.65m x 2.26m (5'5" x 7'5")

Opaque Upvc double glazed window, three-piece modern white suite with low-level WC, pedestal wash hand basin with twin taps, panel bath with twin mixer tap, glazed shower screen, plumbed-in shower, tiled walls, flooring, recessed spotlighting.

Outside

Attractive block-paved driveway with off-road parking for numerous vehicles, leading to adjoining garage (16'11" by 8'4"). Further borders, ornamental shrubs, hedging. Secure side entry via adjoining store (29'2" by 3'11"), serves the rear, with storage and shelving included. The enclosed rear garden is not directly overlooked, with established mature borders, plants, shrubs, courtesy door to rear garage, paved patio area, external power point, and tap.

Council Tax

Sefton MBC band E.

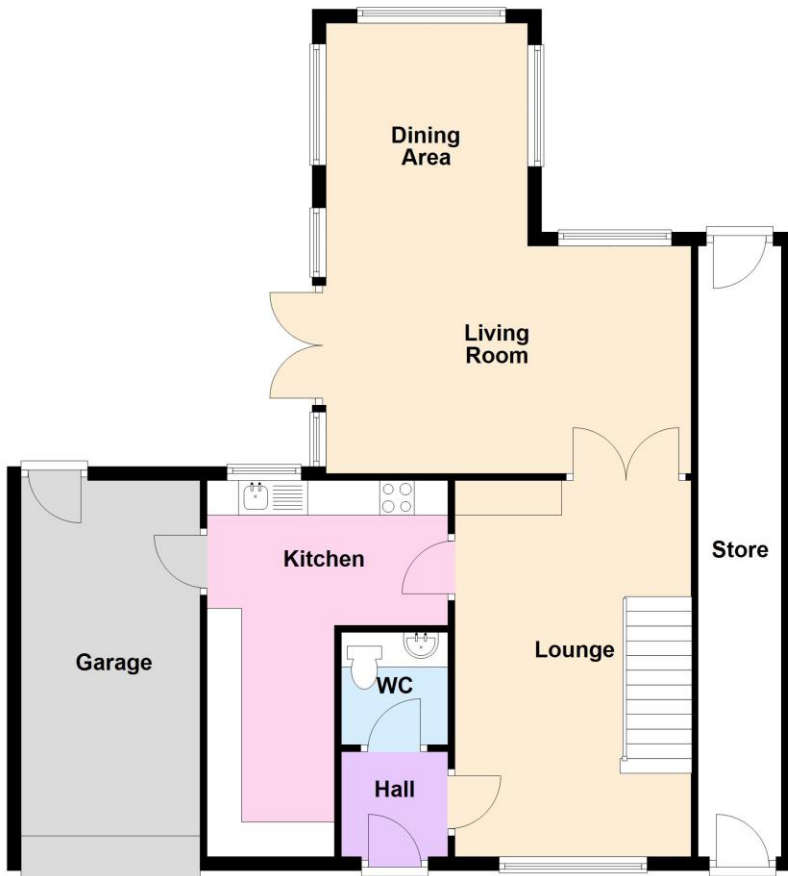
Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 91.2 sq. metres (981.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)
(excluding Closet)



Total area: approx. 137.5 sq. metres (1479.8 sq. feet)



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.