



13 Carlton Road, Southport, PR8 2PG

Offers Over £500,000

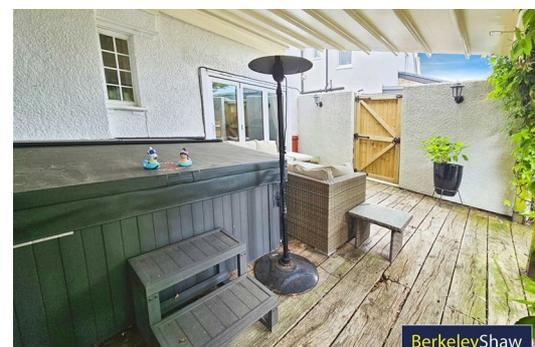
An exquisite and spacious detached house is available in a highly sought-after location of Ainsdale. Built in 1905, this home is tailored to the needs of a family offering an impressive array of unique features including a beautifully maintained garden, a purpose-built bar with wine-cooler beside an ornamental fish pond, a hot tub perfect for winding down, and a pizza oven, making it an ideal home for those who enjoy al-fresco entertaining.

The grand hallway offers a stunning chandelier, leading to a living room with its stunning wood floors and a cosy log burner, making it an excellent spot for relaxation. The second reception room offers a dining area with captivating garden view and direct access to the outdoor seating area, ensuring a harmonious blend of indoor and outdoor living spaces.

The home's heart is the kitchen with breakfast dining area, which leads to a utility room and WC. It is a perfect setting for family meals, offering all the amenities needed for modern living. Leading over the kitchen threshold into the enchanting garden, you are immediately greeted by the canopy covered hot tub along with the outdoor dining area with a serene backdrop.

The property consists of four generously sized bedrooms. The principal suite impresses with a walk-in closet and an en-suite WC, providing a private haven for the homeowners. The second bedroom is also a double room with its own en-suite shower room, while the third and fourth bedrooms are generous double rooms.

The exquisite garden offers an oasis of peace and serenity, it has been skilfully landscaped with various areas for relaxing and entertaining. This garden is not just a place to visit—it is a peaceful escape from the clamour of



Entrance Hallway

9'11" x 13'5" (3.04 x 4.10)

Living Room

16'0" x 15'5" (4.9 x 4.72)

Dining Room

12'0" x 15'7" (3.67 x 4.77)

Kitchen/Breakfast Area

10'9" x 9'7" (3.30 x 2.94)

Kitchen

9'3" x 14'11" (2.84 x 4.56)

Utility Room

6'0" x 7'1" (1.84 x 2.16)

Ground Floor WC

6'0" x 3'0" (1.84 x 0.92)

Landing

15'6" x 19'10" (4.74 x 6.06)

Master Bedroom

11'1" x 15'5" (3.4 x 4.7)

En-suite

4'11" x 4'11" (1.5 x 1.5)

Walk in Closet

4'11" x 7'1" (1.5 x 2.16)

Bedroom Two

12'0" x 15'7" (3.67 x 4.76)

En-suite

4'0" x 5'10" (1.24 x 1.78)

Bedroom Three

7'4" x 9'9" (2.26 x 2.98)

Bedroom Four

9'3" x 7'1" (2.84 x 2.16)

Bathroom

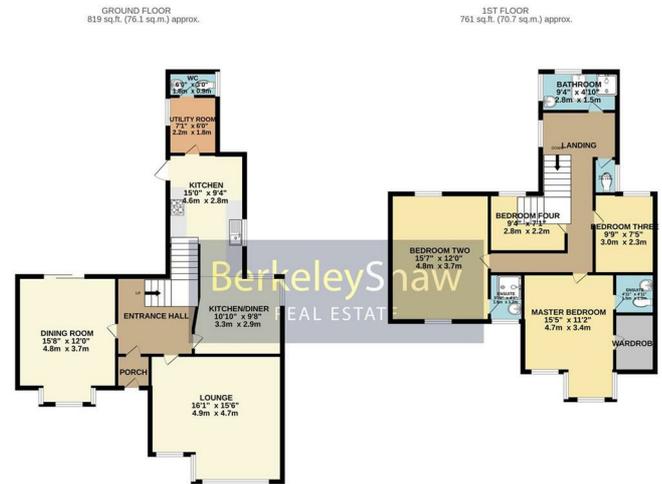
9'3" x 4'10" (2.84 x 1.48)

WC

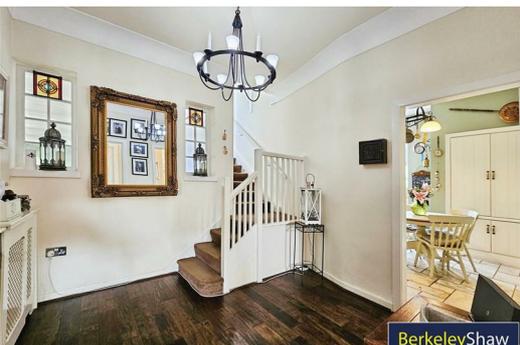
2'9" x 4'3" (0.86 x 1.32)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1581 sq. ft. (146.9 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and our responsibility is limited for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown here are not intended to be guaranteed as to their operability or efficiency can be given.
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