



**BerkeleyShaw**  
REAL ESTATE

## 6 Bowness Avenue, Merseyside PR8 3QP

### Offers Over £260,000

This three-bedroom semi-detached house is for sale in Ainsdale, offering practical family accommodation in a location known for its local amenities, schools and transport links.

The property is neutrally decorated throughout. The ground floor includes two reception rooms: an open-plan main reception with large windows and a garden view, and a second reception with direct access to the garden. A conservatory further enhances the connection to the outdoor space. The kitchen benefits from good natural light and overlooks the garden, making it a functional hub of the home. Upstairs, there is a master bedroom, a further double bedroom and a single bedroom, served by a family bathroom with a separate WC. The property has an EPC rating of D and falls within Council Tax band C.

Outside, the garden provides useful outdoor space for families. The property had planning permission for a side extension into the garage.

Ainsdale offers a range of local amenities including shops, cafés and everyday services, with additional facilities available in nearby Southport town centre. The area is well regarded for its nearby schools, making it suitable for families. Ainsdale is also close to coastal walks and green spaces, including Ainsdale Beach and nature reserves along the Sefton coastline.

Public transport is a key feature of this location. Ainsdale railway station provides regular services to Southport (around 7–10 minutes) and Liverpool Central (around 30–35 minutes), making commuting straightforward. Local bus routes connect Ainsdale with surrounding neighbourhoods and Southport's wider facilities.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



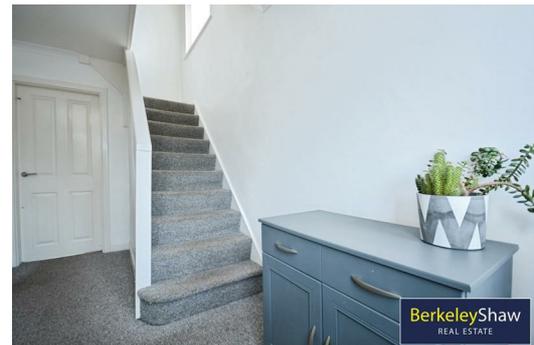
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their condition or performance.



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