



Arden Close,  
Southport, PR8 2RR

**Price: £345,000** Subject to Contract

AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this extended, detached family house which offers well presented and deceptively spacious accommodation in a sought after residential area of Ainsdale.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Front Living Room, Rear Dining Room and Fitted Kitchen/Breakfast Room to the ground floor with three Bedrooms and family Bathroom to the first floor.

Outside there are mature gardens to the front and rear of the property, the front driveway providing off road parking and leading to the integral garage. The rear garden is a particular feature, offering a sunny aspect, arranged with paved patio, shaped lawn and well stocked mature borders.

Arden Close is a cul de sac off Westminster Drive, located to the shore side of Ainsdale, convenient for access to the Village and the railway station on the Southport/Liverpool commuter line. Ainsdale Beach is also readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.98m x 3.53m (16'4" x 11'7")

**Dining Room** - 5.28m x 2.74m (17'4" x 9'0")

**Kitchen/Breakfast Room** - 5.54m overall x 5.28m overall (18'2" x 17'4")

### WC

## First Floor:

### Landing

**Bedroom 1** - 4.06m plus wardrobes x 2.95m (13'4" x 9'8")

**Bedroom 2** - 3.33m x 2.95m (10'11" x 9'8")

**Bedroom 3** - 3.05m x 2.57m (10'0" x 8'5")

**Bathroom** - 2.57m x 2.41m (8'5" x 7'11")

## Outside:

There are mature gardens to the front and rear of the property, the front driveway providing off road parking and leading to the integral garage measuring 5.50m (18') max x 2.63m (8'7").

The rear garden is a particular feature, offering a sunny aspect, arranged with paved patio, shaped lawn and well stocked mature borders.

## 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>

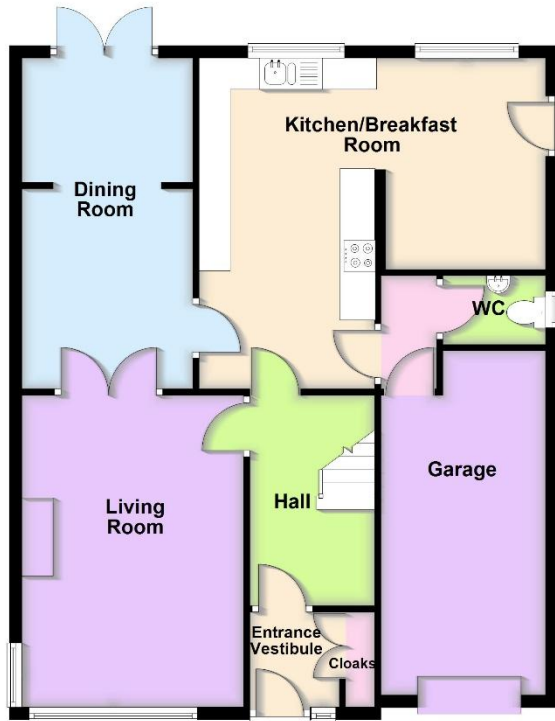
## NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.



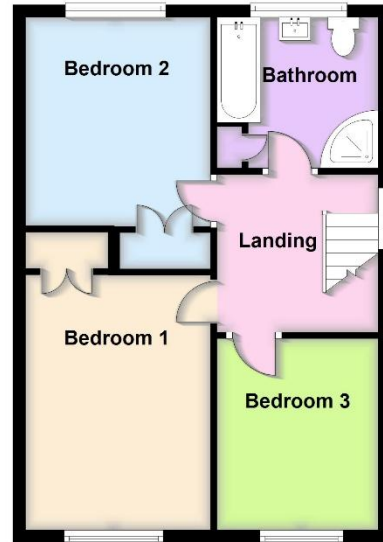
### Ground Floor

Approx. 86.1 sq. metres (927.1 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 132.3 sq. metres (1423.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	