



**15 Upton Avenue, Ainsdale, Southport, PR8 2PW**  
**£549,000**  
**Subject to Contract**

An early viewing is essential to appreciate the extent of the accommodation and location of this detached family house. The property is situated in a cul-de-sac just off Chatsworth Road and enjoys a delightful open aspect to the rear over sand dunes and towards the Southport coast. The location is also close to Ainsdale village with its range of restaurants, wine bars and railway station on the Southport to Liverpool commuter line. The centrally heated and double glazed accommodation briefly includes, entrance vestibule, entrance hall, lounge, rear lounge/ dining room, kitchen, utility room, on the first floor there are four double bedrooms, a bathroom and separate WC. The property stands in generous sized gardens to both the front and rear and there is a large adjoining two car width garage. No chain delay.

## Entrance Porch

Double glazed patio door and side screen, glazed inner door with side window to...

## Entrance Hall

Panelled staircase to the first floor with useful under stairs cupboard.



## WC - 0.79m x 1.63m (2'7" x 5'4")

Tiled walls, vanity wash hand basin with cupboard below, low level WC.

## Lounge - 5.18m x 3.61m (17'0" x 11'10")

Upvc double glazed window, skirting radiators, gas fire.



## Rear Lounge/ Dining Room - 5.11m x 3.61m (16'9" x 11'10")

Skirting radiators, wall light points, wide double glazed patio door and side screen leading to the rear garden.

## Dining Kitchen - 3.91m x 3.58m (12'10" x 11'9")

Upvc double glazed window overlooking the rear garden with double drainer single bowl stainless steel sink unit below, base units with cupboards and drawers, wall cupboards, working surfaces. Four burner gas hob.



## Utility Room - 1.47m x 4.55m (4'10" x 14'11")

Upvc double glazed window and door, sink unit, 'Ideal Mexico' gas central heating boiler.

## First Floor Landing

Upvc double glazed window. Airing cupboard with hot water cylinder.



## Bedroom 1 - 5.18m x 3.61m (17'0" x 11'10")

Upvc double glazed window, built in double door wardrobe.

## Bedroom 2 - 3.1m x 3.05m (10'2" x 10'0" to front of wardrobes extending to 11'10" overall)

Upvc double glazed window, delightful views to the rear. Built in double door wardrobe further dressing table wardrobes and overhead storage cupboards

## Bedroom 3 - 3.05m x 4.7m (10'0" x 15'5")

Upvc double glazed window.



## Bedroom 4 - 3.07m x 3.86m (10'1" x 12'8")

Built in wardrobe, Upvc double glazed window with delightful views towards the coast.

## Bathroom - 2.06m x 1.88m (6'9" x 6'2")

Vanity wash hand basin with cupboard below, twin grip panelled bath with aqualiser shower and screen, tiled walls, Upvc double glazed window.



## WC - 2.06m x 0.97m (6'9" x 3'2")

Upvc double glazed window, wash hand basin, low level WC.

## Outside

The property stands in established gardens to both front and rear, there is off road car parking and an adjoining garage, which measures 22'8" x 15'6" maximum internal measurements, and is currently partitioned to provide a substantial garage and adjoining pantry. The rear garden is paved for ease of maintenance with flower beds and is not directly overlooked to the rear and enjoys delightful open aspect over sand dunes and towards the coast.

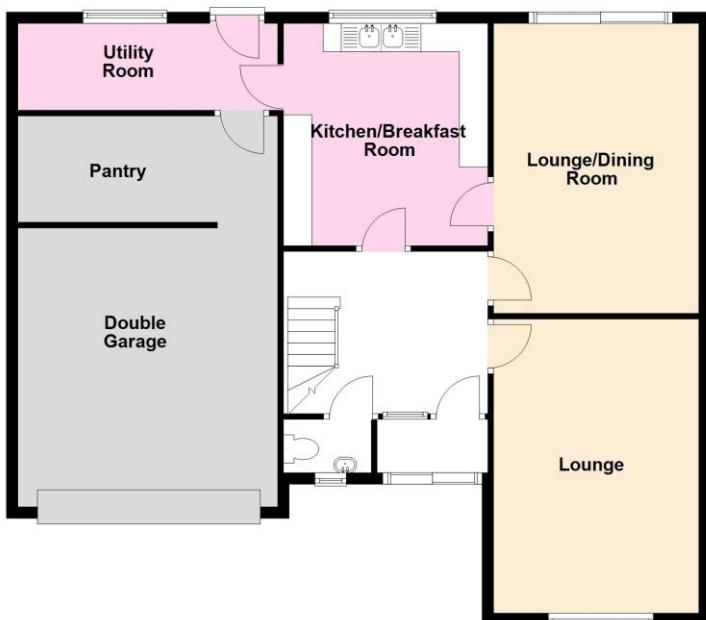
## Council Tax

Sefton MBC band F.

## Tenure

Freehold

### Ground Floor



### First Floor



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.