



16 Trevor Road, Ainsdale, Southport, PR8 3PJ

£450,000

Subject to Contract

This delightful four-bedroom semi-detached family home offers spacious and well-planned accommodation, perfect for modern living. Centrally heated and double glazed, the accommodation briefly includes; hall, lounge, a rear lounge opening into a fabulous Orangerie with double doors to the garden, breakfast kitchen. On the first floor, there are three bedrooms and a family bathroom, with a large fourth bedroom on the second floor. Established, good sized gardens adjoin the property and the garage has been converted to provide an excellent garden room and adjoining store. The property is situated in a popular and sought after location just a short distance from Ainsdale Village, amenities there include a number of popular restaurants, bars and the railway station on the Southport to Liverpool Line.

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Southport's Estate Agent

Enclosed Vestibule

Composite outer door, double glazed fan lights.

Entrance Hall

Stairs to the first floor with useful storage cupboard below. Space paneled walls and plate rail. Woodgrain flooring. Upvc double glazed side window.

WC - 1.19m x 0.91m (3'11" x 3'0")

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

Lounge - 4.47m x 3.76m (14'8" into bay x 12'4" into recess)

Upvc double glazed bay window with stained glass and leaded fan lights. Living flame gas fire with attractive surround, woodgrain flooring.

Rear Lounge/ Orangerie - 7.75m x 3.66m (25'5" x 12'0")

Log burner with timber over mantle and open plan to delightful Orangerie with Upvc double glazed double doors and side windows leading to the rear garden.

Breakfast Kitchen - 6.25m x 2.74m (20'6" x 9'0")

Upvc double glazed window to side and Upvc double glazed double doors leading to the rear garden. White, enamel, double bowl sink unit with mixer tap. Woodgrain working surfaces. Base units with cupboards and drawers, wall cupboards with under unit lighting. Recess for range style cooker with cooker hood above, plumbing for washing machine, integrated dishwasher and integrated fridge freezer.

First Floor Landing

Double glazed side window.

Bedroom 2 - 4.62m x 3.76m (15'2" into bay x 12'4")

Upvc double glazed window, period surround, built in wardrobe.

Bedroom 3 - 4.39m x 3.61m (14'5" x 11'10")

Woodgrain laminate flooring, Upvc double glazed window.

Bedroom 4 - 2.62m x 2.54m (8'7" x 8'4")

Upvc double glazed window.

Bathroom - 2.08m x 2.59m (6'10" x 8'6")

White suite including double ended paneled bath with mixer tap, pedestal wash hand basin, corner entry shower enclosure with thermostatic hand held and rain head showers, chrome towel rail/ radiator. Cupboard housing 'Ideal Logic' gas central heating boiler. Recessed spotlighting, extractor. Upvc double glazed window

WC - 1.4m x 0.86m (4'7" x 2'10")

Low level wc, double glazed window.

Second Floor

Bedroom 1 - 5.03m x 5.59m (16'6" x 18'4" overall and including areas of reduced head height)

Two double glazed Velux windows to the front and a further Velux window to the rear.

Outside

The property stands in established gardens to the front and rear. The extensive rear garden is screened by mature trees and shrubs and planned with lawn, patio area and enjoying a westerly aspect. The front garden provides off road parking for a number of cars. The previous garage provides a useful garden room 9'11" x 8' , with Upvc double glazed doors to the rear garden and recessed spotlighting there is an adjoining store 8'4" x 5'4" with a double glazed window.

Tenure

Freehold

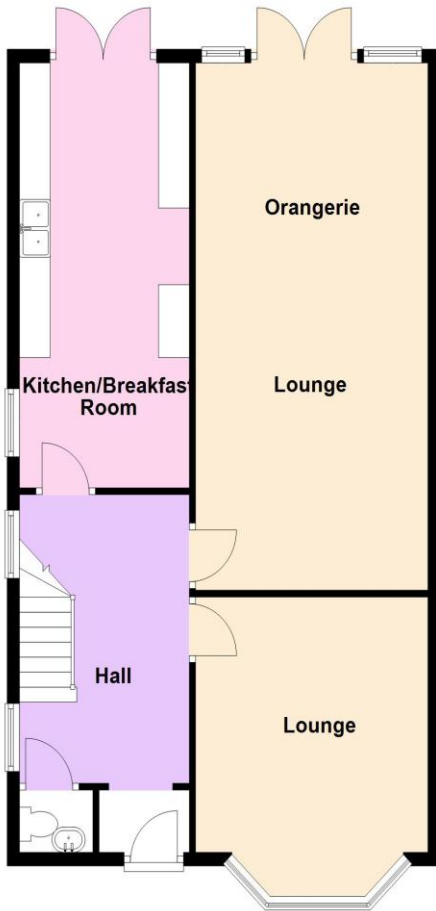
Council Tax

Sefton MBC band E.



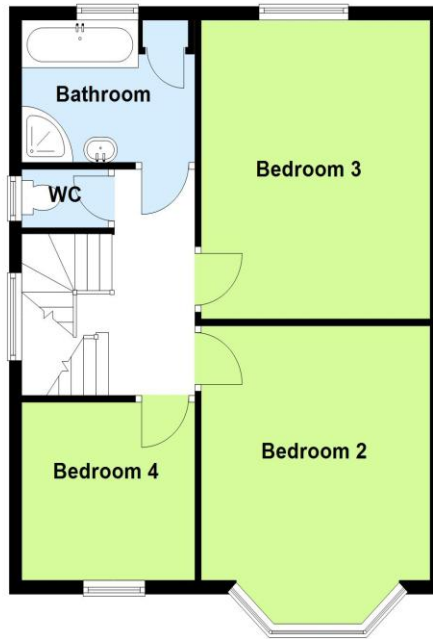
Ground Floor

Approx. 77.2 sq. metres (830.7 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Second Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 163.4 sq. metres (1758.6 sq. feet)



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