



**5, Chesterfield Road, Ainsdale,  
Southport, PR8 3JP**

**Offers In Excess Of £350,000, Subject to Contract**

Just a short walk from the vibrant Ainsdale Village, this fabulous semi-detached family house has been thoughtfully modernised and improved by its current owners, offering a truly turn-key home. Boasting tasteful decoration and well appointed accommodation throughout, this property combines comfortable living with exceptional convenience, featuring a newly completed lounge, a superb open-plan living, dining, and kitchen room, three well-proportioned bedrooms, and a luxurious family bathroom. With established gardens, off-street parking, and a single garage, early inspection is a must to appreciate the lifestyle on offer.

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*Southport's Estate Agent*

## Entrance Hall

Composite outer door with double glazed and leaded inserts, double glazed side windows. Grey, driftwood finish, laminate flooring extending through most of the ground floor. Stairs to the first floor with oak newel post and hand rail with glass balustrade.

**WC** - 1.75m x 0.76m (5'9" x 2'6")

Wash hand basin, low level wc. Extractor, door to understairs storage.

**Lounge** - 4.42m x 3.68m (14'6" x 12'1")

Upvc double glazed window, 'Karndean', parquet style flooring, recess to chimney breast. Feature Media wall with useful cupboards below.

**Living/Dining Room** - 3.38m x 6.55m (11'1" x 21'6")

Upvc double glazed window and Upvc, double glazed double doors leading to the deck and rear garden. Tall wall radiator. Recessed spotlighting. Open plan with.....

**Kitchen** - 2.67m x 3.35m (8'9" x 11'0")

Inset, single bowl sink unit and mixer tap. Base units with cupboards and drawers, wall cupboards, working surfaces. Five burner, stainless steel gas hob with cooker hood over, split level double oven, integral, dishwasher, fridge and freezer and wine fridge. Upvc double glazed side door and windows.

## First Floor Landing

Two Upvc double glazed windows.

**Bedroom 1** - 4.42m x 3.68m (14'6" x 12'1")

Recessed spotlighting, upvc double glazed window.

**Bedroom 2** - 3.4m x 3.66m (11'2" x 12'0")

Recessed spotlighting, upvc double glazed window.

**Bedroom 3** - 2.44m x 2.59m (8'0" x 8'6")

Recessed spotlighting, upvc double glazed window.

**Bathroom** - 2.67m x 2.49m (8'9" x 8'2")

Deep, panelled bath, wash hand basin with drawers below, low level wc. Walk in shower enclosure with thermostatic hand held and rain head showers. Tiled walls and floor. Chrome towel rail/ radiator, electric shaver point, illuminated vanity mirror. Recessed spot lighting, extractor.

## Outside

Established gardens to the front and rear. The paved, front garden provides off road parking for several vehicles, there is a brick garage, measuring 5.11m x 2.74m (16'9" x 9'0") and with utility area with plumbing for a washing machine. The attractive rear garden is planned with a lawn, decking and edged borders.

## Tenure

Freehold

## Council Tax

Sefton Band D.

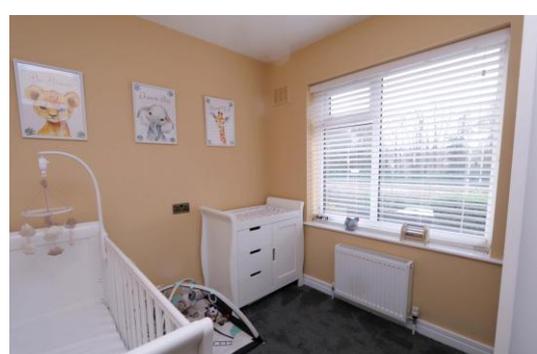
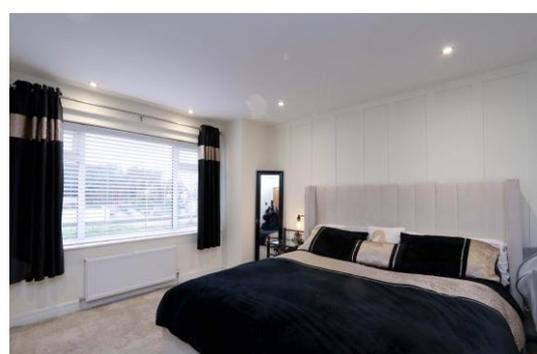
## Mobile Phone

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

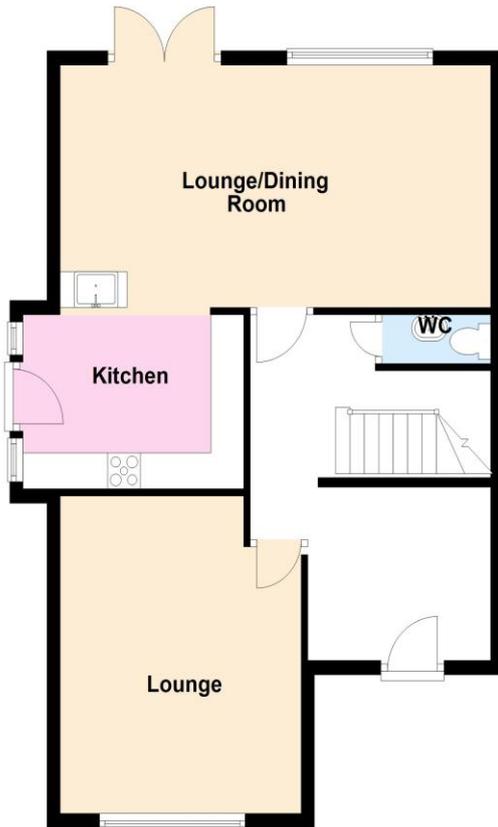
## Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



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