



**11 Whitehaven Close  
Ainsdale, PR8 3TN £255,000  
'Subject to Contract'**

Tucked away in a peaceful residential cul-de-sac adjoining the stunning Ainsdale Nature Reserve and sand dunes, this rare-to-market, extended three-bedroom semi-detached home is deceptively spacious and full of potential. Perfectly positioned for A565 commuter routes and the Liverpool train link, it's also near well-regarded Primary Schools and the heart of Ainsdale Village. The home welcomes you with an entrance hall leading into a through lounge that opens seamlessly to a dining area, ideal for entertaining. The separate kitchen ensures practicality, while the former garage has been thoughtfully converted into an additional reception, perfect as a home office. Upstairs, three generously sized bedrooms and a family bathroom with WC await. With off-road parking for multiple vehicles and enclosed rear gardens, this is a rare gem offering a tranquil lifestyle with every convenience close by.

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*Southport's Estate Agent*

### Entrance Hall

Double-glazed entrance door to entrance hall, double-glazed window, and staircase leading to first floor with handrail. Space-saving pocket glazed sliding door leads to...

**Living Room** - 6.81m x 3.63m (22'4" x 11'11" overall, including reduced head height)

Double-glazed window to front, glazed panelling to staircase, woodgrain laminate flooring. Coal-effect living flame gas fire with exposed stone surround and marble hearth, dado rail. Glazed window to kitchen and open-plan archway leading to...



**Dining Room** - 3.63m x 2.79m (11'11" x 9'2")

Double-glazed sliding patio doors lead to rear garden, and uPVC double-glazed window overlooking garden. Woodgrain laminate flooring.



**Kitchen** - 3.76m x 2.44m (12'4" x 8'0")

Double-glazed window overlooking garden with further glazed door to side. Woodgrain laminate flooring. Kitchen arranged with built-in base units (cupboards and drawers), wall cupboards, working surfaces, twin circular bowl sink unit with mixer tap and drainer. Glazed window to lounge. Working surfaces include 5-ring ceramic hob with extractor hood above, double electric oven, plumbing for washing machine, and cupboard housing space for tumble dryer. Further integral appliances include fridge and freezer, with glazed china cabinets above.



**Sitting Room/Home Office** - 4.95m x 2.46m (16'3" x 8'1")

Formerly the adjoining garage, now a useful reception room or home office, with uPVC double-glazed windows to front and side, woodgrain laminate flooring. Wall cupboard houses electrical consumer unit and meters. Finished with recessed spotlighting.

### Landing

Loft access, useful built-in cupboard, and separate boiler cupboard housing wall-mounted Worcester combination-style boiler system. Hanging space and shelving.

**Main Bedroom** - 4.42m x 3.66m (14'6" x 12'0" into recess, reducing to 8'11" overall)

Double-glazed window to front.



**Bedroom 2** - 3.45m x 2.49m (11'4" x 8'2")

Double-glazed window.

**Bedroom 3** - 2.31m x 4.17m (7'7" x 13'8")

Double-glazed window overlooking rear of property.

**Bathroom/WC** - 2.31m x 1.93m (7'7" x 6'4")

Double-glazed window, three-piece suite comprising low-level WC, pedestal wash hand basin, panel bath with mixer tap and plumbed-in shower. Part wall tiling and recessed spotlighting.



### Outside

Hard surface driveway access to front provides off-road parking for numerous vehicles, with ornamental border and feature blossom tree. Secure side gated access leads to rear with decked terrace, lawn, and well-stocked borders of plants, shrubs, and trees. Private rear garden with external power point.

### Council Tax

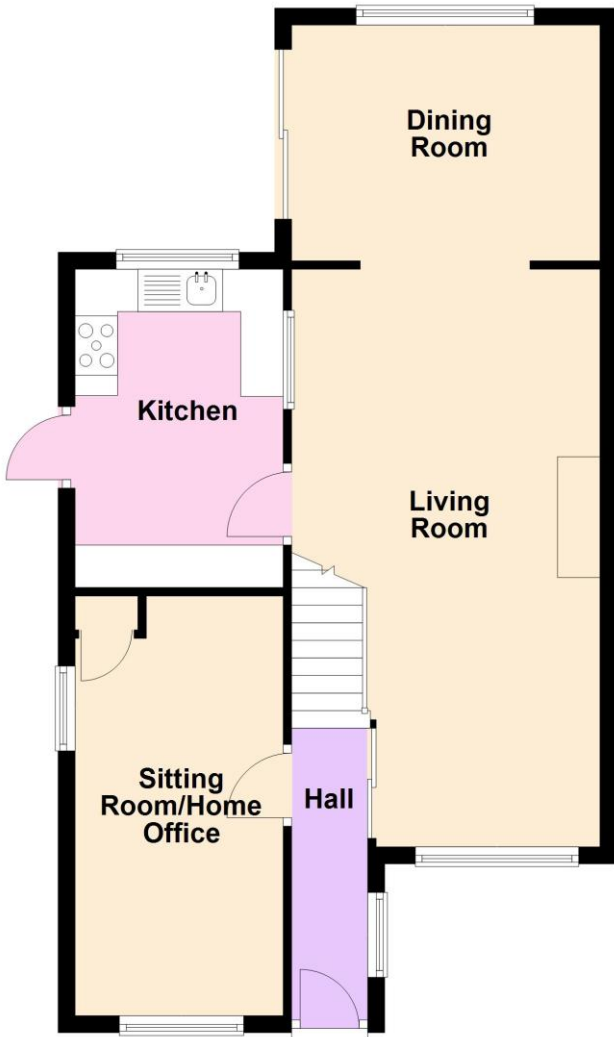
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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	



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.