



## Sunbury Drive, Ainsdale, Southport PR8 3PU

An excellent opportunity has arisen to purchase this extended and deceptively spacious, detached family house, offering well planned accommodation in a highly sought after area of Ainsdale.

The property is installed with gas central heating and upvc double glazing, briefly comprising: Entrance Vestibule, Hall, WC, Living Room, Dining Room, Garden Room and fitted Kitchen/Dining Room to the ground floor, with four double Bedrooms and Bathroom to the first floor.

Outside there are established gardens to the front and rear, the front planned for ease of maintenance, incorporating block paved driveway leading to the garage. The rear garden is a good size, south west facing, planned with shaped lawn and patio.

Sunbury Drive leads off Gleneagles Drive which runs off Liverpool Road where there are public transport facilities to the town centre. Ainsdale village is readily accessible together with the railway station on the Southport/Liverpool commuter line. Local primary schools can be found within Ainsdale and secondary schools are located within neighbouring Birkdale and Formby.

**Price: £390,000 Subject to Contract**



## Ground Floor:

**Entrance Vestibule** - 2.9m x 1.78m (9'6" x 5'10")

**Hall**

**WC**

**Cloaks**

**Living Room** - 5.79m x 3.45m (19'0" x 11'4" max)

**Dining Room** - 3.56m x 3.25m (11'8" x 10'8")

**Garden Room** - 2.97m x 2.74m (9'9" x 9'0")

**Kitchen/ Dining Room** - 5.69m x 2.59m (18'8" x 8'6")

**Garage** - 5.05m x 2.49m (16'7" x 8'2")

## First Floor:

**Landing**

**Bedroom 1** - 4.17m x 3.2m (13'8" x 10'6")

**Bedroom 2** - 3.33m x 3.2m (10'11" x 10'6")

**Bedroom 3** - 3.38m x 2.97m (11'1" x 9'9")

**Bedroom 4** - 3.38m x 2.95m (11'1" x 9'8")

**Bathroom** - 2.26m x 1.75m (7'5" x 5'9")

## Outside:

There are established gardens to the front and rear, the front planned for ease of maintenance, incorporating block paved driveway leading to the garage. The rear garden is a good size, south west facing, planned with shaped lawn and patio.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

## Tenure:

We have had confirmation that the tenure is Leasehold on a 999 year residue from 4th November 1968 with an annual ground rent of £12.50.

## NB:

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

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**Ground Floor**  
Approx. 84.5 sq. metres (909.0 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.3 sq. feet)



**AWAITING EPC**