



Liverpool Road, Ainsdale, Southport PR8 3BQ

Occupying a generous plot in a highly sought-after location, just moments from the heart of Ainsdale Village, this beautifully presented and thoughtfully extended family residence offers exceptional accommodation that must be viewed to be fully appreciated.

The spacious, gas centrally heated and double-glazed accommodation is arranged over three well-planned floors. The ground floor comprises an elegant entrance vestibule opening into a welcoming reception hall with clocks cupboard and understairs storage. The principal living room flows seamlessly through to the dining room, creating an ideal space for both everyday living and entertaining, whilst a well-appointed fitted kitchen and light-filled conservatory complete the ground floor.

To the first floor are two generously proportioned double bedrooms, a further bedroom, and a stylish family bathroom. The second floor loft conversion provides an impressive additional double bedroom with WC, offering excellent versatility for guest accommodation, home office or principal suite.

Externally, the property is approached via a block-paved driveway providing ample off-road parking. The rear garden is a particular highlight, beautifully landscaped with a paved patio area, shaped lawn and an array of mature, well-stocked shrub borders, creating a private and tranquil outdoor retreat.

Price: £385,000 Subject to Contract

Ground Floor:

- Entrance Vestibule**
- Hall**
- Living Room** - 6.07m x 3.71m (19'11" x 12'2")
- Dining Room** - 5.03m x 3.15m (16'6" x 10'4")
- Kitchen** - 3.96m x 2.79m (13'0" x 9'2")
- Conservatory** - 5.46m x 2.79m (17'11" x 9'2")
- Store**

First Floor:

- Landing**
- Bedroom 2** - 4.52m x 3.66m (14'10" max x 12'0")
- Bedroom 3** - 3.94m x 3.45m (12'11" max x 11'4")
- Bedroom 4** - 2.95m x 2.57m (9'8" x 8'5")
- Bathroom** - 2.79m x 2.41m (9'2" x 7'11")
- Store**

Second Floor:

- Landing**
- Bedroom 1** - 4.24m x 3.66m (13'11" x 12'0")
- WC**

Outside:

The front is block paved to provide off road parking, whilst the rear garden is a particular feature of the property, arranged with paved patio, shaped lawn and a variety of well stocked, mature, shrub borders.

Council Tax:

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

Tenure:

Freehold

NB:

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

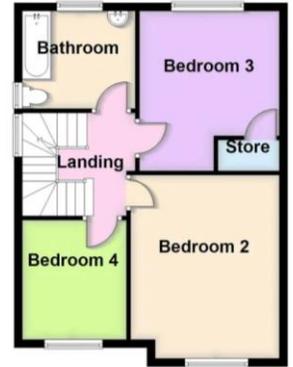
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Ground Floor
Approx. 81.6 sq. metres (878.1 sq. feet)



First Floor
Approx. 52.7 sq. metres (567.7 sq. feet)



Second Floor
Approx. 21.7 sq. metres (233.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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