



**18 Somerset Drive
Ainsdale, Southport, PR8 3SN £310,000
'Subject to Contract'**

This immaculate and extended three-bedroom semi-detached family home is nestled in the sought-after Ainsdale district on Somerset Drive. Ideally positioned near popular high and primary schools, as well as the A565 and Ainsdale Village's array of shops, restaurants, and commuter links, the home offers both convenience and lifestyle. Modernised to a superb standard, the property welcomes you with a generous entrance porch leading to a bright hall, a comfortable lounge, and an open-plan dining kitchen perfect for entertaining, complete with modern appliances. A conservatory, separate utility room, and garage-turned-gymnasium add to the versatility. Upstairs, three well-sized bedrooms and a modern shower room complete the picture, while outside, established gardens and ample off-road parking for multiple vehicles await.

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Southport's Estate Agent

Entrance Porch - 2.13m x 1.78m (7'0" x 5'10")

UPVC double glazed windows, composite outer door with double glazed insert. Tiled floor.

Entrance Hall

Oak inner door with double glazed inserts, stairs to the first floor with oak newel post handrail and glass balustrades.

Lounge - 4.11m x 3.45m (13'6" x 11'4")

Hole in the wall fireplace with living flame, log effect gas fire. UPVC double glazed window.

Fitted Dining Kitchen - 3.3m x 5.51m (10'10" x 18'1")

Single bowl white enamel sink unit with mixer tap, wood working surfaces incorporating drainer. Base units, wall cupboards, one housing the 'Worcester' gas central heating boiler and integral dishwasher. Peninsula unit with base units with cupboards and drawers, wood working surfaces, 'Bosch' four ring induction hob, split level 'Bosch' one and half electric oven. Tiled flooring, midway wall tiling, recessed spot lighting, open plan to...

Conservatory - 3.68m x 2.54m (12'1" x 8'4")

UPVC double glazed window.

Utility Room - 2.13m x 2.21m (7'0" x 7'3")

Plumbing for washing machine, base unit, working surface. Tiled floor, curtsey door to garage. UPVC double glazed window and door to the rear garden.

First Floor Landing**Bedroom One** - 4.11m x 2.62m (13'6" x 8'7")

Built in wardrobes to one wall, centre draw unit, recessed spot lighting.

Bedroom Two - 3.38m x 2.77m (11'1" x 9'1")

Built in wardrobes to one wall, centre dressing table and drawers, overhead store cupboards and UPVC double glazed window.

Bedroom Three - 2.87m x 2.24m (9'5" x 7'4")

UPVC double glazed window.

Bathroom - 1.65m x 2.21m (5'5" x 7'3")

UPVC double glazed window. Level entry double shower enclosure with thermostatic rain head shower, vanity bowl sink unit with cupboards below. Feature wall tiling, chrome towel rail/radiator. Recessed spot lighting.

WC - 1.27m x 0.76m (4'2" x 2'6")

Low level WC, tiled walls and floor, recessed spot lighting and UPVC double glazed window.

Outside

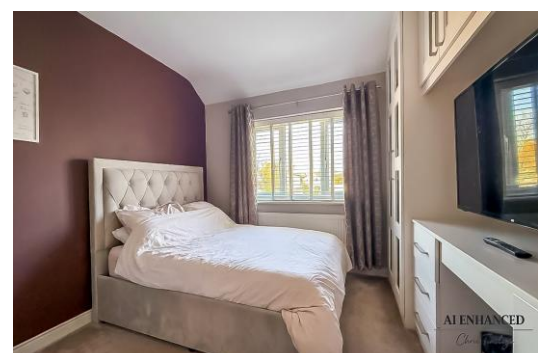
The property stands in established gardens to the front and rear, the resin driveway at the front provides off road parking for a number of vehicles. There's an adjoining garage with up and over door and measuring 19'2" x 7'7" internally. Attractive rear garden has patio areas, lawn, borders stocked with plants and shrubs and enclosed with fencing.

Council Tax

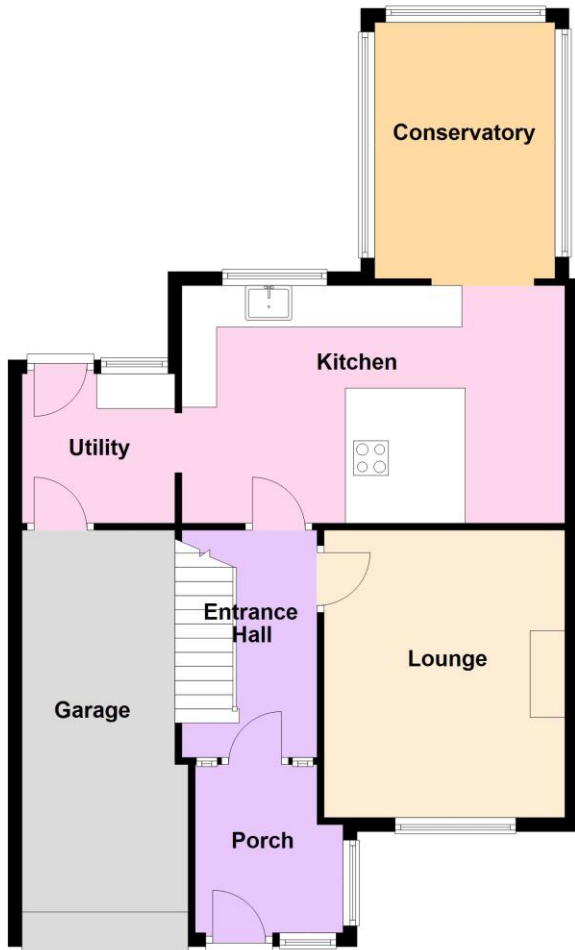
Sefton MBC Band C

Tenure

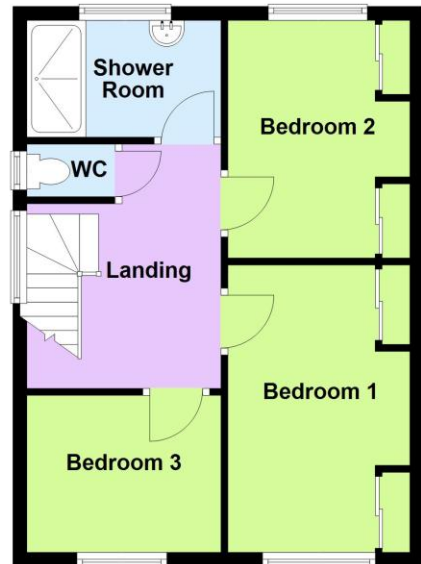
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.