



## Liverpool Road, Ainsdale, Southport, PR8 3BQ

 **Semi Detached House**  
 **Four Bedrooms**

 **Conservatory**  
 **Off Road Parking**

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 cloaks cupboard and under stairs 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.

**Price: £395,000 Subject to Contract**  
Viewing: Strictly with the Agents (01704) 500 008

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.

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)



Council Tax:

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

Tenure:

Freehold

Mobile Phone Signal

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>

NB:

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

