



**43 Limont Road, Ainsdale, PR8 3NJ**  
**'Offers In Excess Of' £325,000**  
**'Subject to Contract'**

This rare-to-market, beautifully extended three-bedroom semi-detached family home offers modern living at its finest. Situated within close proximity to Ainsdale Village, renowned for its array of bars, restaurants, and specialty shops, it also benefits from convenient commuter links via the Southport-to-Liverpool line, along with well-regarded Primary and Secondary Schools nearby. Upon entry, a welcoming vestibule and entrance hall lead into a stylish front lounge. The true centrepiece, however, is the extended rear living space. A contemporary open-plan breakfast kitchen flows seamlessly into a light-filled dining and family area, enhanced by ceiling light panels and expansive bi-fold doors, perfectly merging indoor and outdoor living. The modern kitchen is well-appointed with sleek appliances, ample built-in units, concealed pantry cupboard and is ideal for entertaining. Practicality continues with a separate utility room, keeping white goods tucked away, alongside a convenient ground floor WC. Upstairs, you'll find three well-sized bedrooms and a modern family bathroom with WC. Externally, the property boasts a private, well-established rear garden that isn't overlooked, ideal for relaxing or entertaining. The front provides off-road parking via a driveway and includes an electric vehicle charging point. This truly is a thoughtfully updated home ready for its next family.

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

Upvc double-glazed outer double doors lead to vestibule with tiled flooring. Original wooden panelled inner door with oval stained and leaded glazed insert, with further stained and leaded glazed side windows, leads to...

### Entrance Hall

Light and airy entrance hall with turned staircase to first floor, complete with handrail, spindles, and newel post. Cupboard under stairs houses the 'Worcester' combination-style central heating boiler system, electrical consumer unit, and separate meters. 'Karndean' flooring is laid with neoclassical-style wall radiator, dado rail, picture rail, and door leading to...

### Front Lounge

Upvc double-glazed bay window to front of property. Karndean flooring laid and living flame gas fire with marble interior, hearth, and fire surround. Picture rail. Lounge currently perfect for entertaining with bar area (not included).

### Magnificent Living Dining Kitchen

A stunning open-plan kitchen, living and dining space, ideal for modern family living and entertaining. The contemporary breakfast kitchen is fitted with a comprehensive range of base units, cupboards and drawers, complemented by Quartz-effect work surfaces and a central island with breakfast bar, incorporating a 1½ bowl inset sink unit with mixer tap and drainer. A useful corner pantry cupboard with shelving and wine rack adds further practicality. Integrated appliances include 'Bosch' double electric ovens with warming drawer, a four-ring induction hob with retractable extractor, 'Neff' dishwasher, and fridge/freezer. The space is finished with 'Karndean' flooring and recessed spotlighting throughout. The kitchen flows seamlessly into the living and dining area, creating a bright and sociable environment. Bi-fold doors open onto a composite decked terrace and enclosed rear garden, providing excellent indoor-outdoor living. Two skylights enhance the natural light, while a feature log-burning stove set on a glazed hearth creates a warm focal point. Additional features include an opaque glazed overhead window and a glazed door leading to...

### Utility Room

Composite double-glazed door with Upvc double-glazed insert leading to side and rear. Quartz-effect working surfaces, plumbing for washing machine, space for tumble dryer, wall cupboards, part wall tiling, tiled flooring. Hanging space to one wall and inner door leading to...

### WC

Opaque Upvc double-glazed window, high-level WC, neoclassical-style heated towel rail, wash hand basin, part wall tiling, and tiled flooring.

### First Floor Landing

Single stained and leaded glazed side window with partial gallery landing access, loft point via drop-down ladder, and dado rail.

### Main Bedroom

Upvc double-glazed bay window, fitted wardrobes with sliding partial vanity mirrored frontage, hanging space and shelving. Picture rail and coving.

### Bedroom 2

Upvc double-glazed window overlooking rear of property, fitted wardrobes with partial vanity mirrored frontage, hanging space and shelving. Picture rail.

### Bedroom 3/Office

Upvc double-glazed window to front, bedroom currently arranged as home office, picture rail.

### Family Bathroom/WC

Two opaque Upvc double-glazed windows. Four-piece modern white suite incorporating low-level WC, vanity wash hand basin with mixer tap, slipper-style panel bath with central mixer tap and handheld shower attachment. Corner step-in shower enclosure with plumbed-in shower, part wall tiling, and Karndean-style flooring.

### Outside

Off-road parking is available to front for numerous vehicles via loose stone driveway, also benefiting from a car charging port. Secure side gated access leads to enclosed rear garden, not directly overlooked, established and mature with well-stocked borders, plants, shrubs, and trees. Garden pergola and composite decked terrace with external power point and security lighting. Rear garden benefits from bi-fold opening doors to rear extension, superb inside-outside living.

### Tenure

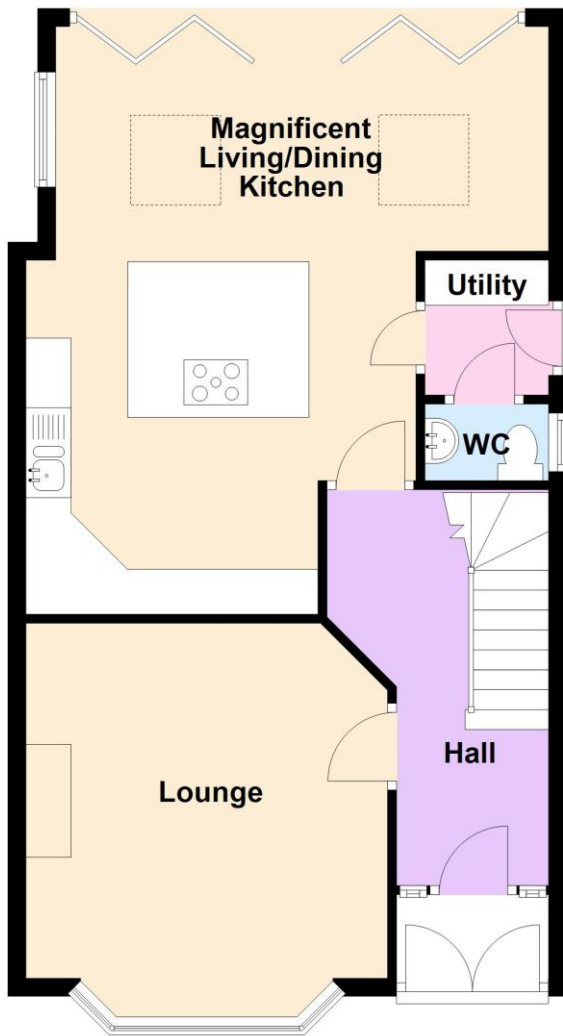
We have reviewed the Land Registry title and understand the property to be held on a leasehold basis for the residue of a 999-year term commencing from 25 March 1927, with a ground rent of £2 per annum. This information is provided in good faith for guidance purposes only and should be independently verified by the purchaser's solicitor.

### Council Tax

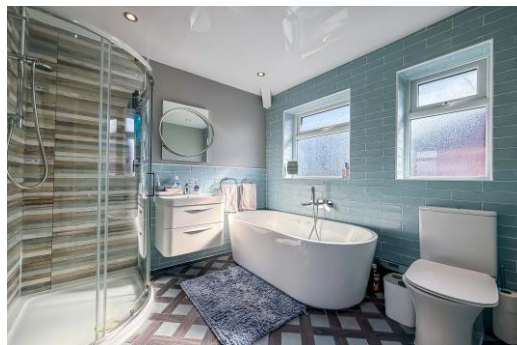
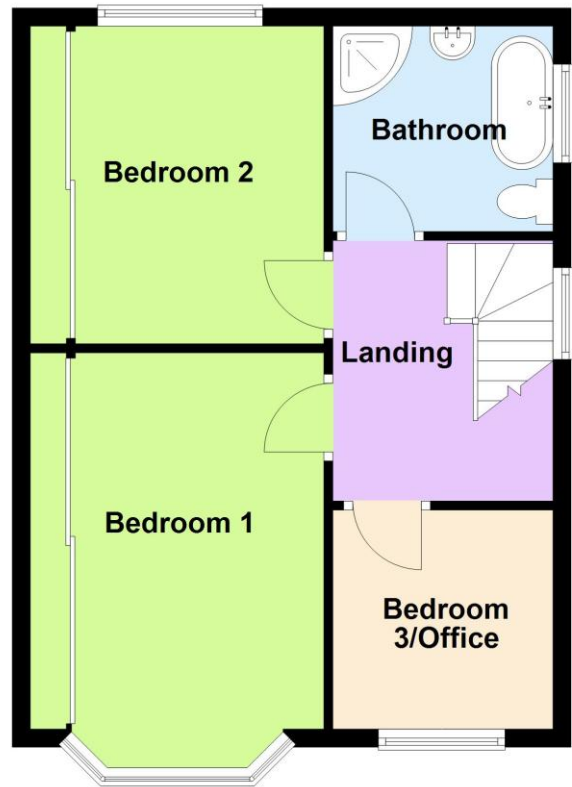
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.



## Ground Floor



## First Floor



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.