



**51 Windermere Crescent
Ainsdale, PR8 3QS £325,000
'Subject to Contract'**

An early internal inspection is highly recommended to appreciate the tastefully decorated and well-appointed accommodation offered by this detached family house with garage. Modernised and very much improved by the present owners and installed with both gas central heating and UPVC double-glazing, the accommodation now briefly includes, Entrance porch leading to entrance hall, lounge opening to dining room and modern breakfast kitchen to rear opening to conservatory. To the first floor there are three bedrooms and a family bathroom with Wc. Established and attractive gardens adjoin the property to the front, side and rear including secluded patio area with garden pergola. The property also boasts two driveways providing ample off road parking including access to a garage with external Wc. The facilities of the Ainsdale Village are plentiful offering a wide range of cafe's, bars and restaurants to choose from together with convenient train links on the Southport to Liverpool commuter line. Ainsdale National Nature Reserve is also in the vicinity together with popular Primary & Secondary Schools. No chain delay.

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Southport's Estate Agent

Entrance Porch - 2.11m x 1.14m (6'11" x 3'9")

Upvc double glazed outer door and window, tiled flooring and glazed inner door with side screen leading to...

Entrance Hall

Stairs to first floor include handrail, spindles and newel post. Useful cupboard to under stairs. Door leads to...

Lounge - 4.17m x 3.48m (13'8" x 11'5" into recess)

Upvc double glazed window to front, pebble effect electric fire with marble interior, hearth and wooden fire surround to chimney breast. Archway provides open plan access leading to...

Dining Room - 3.35m x 2.95m (11'0" x 9'8")

Upvc double glazed French doors lead to enclosed rear garden.

Breakfast Kitchen - 3.33m x 4.27m (10'11" x 14'0" extending to adjoining open plan conservatory)

Upvc double glazed window overlooks gardens to rear with kitchen open plan leading to conservatory adjoining side of property. Upvc double glazed door and window leads to enclosed garden and Pergola seating area. Modern style kitchen with a number of built in cream gloss base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar. Wall cupboard houses wall mounted 'Worcester' central heated boiler system. Appliances include washing machine, dishwasher, gas oven and grill and four ring ceramic hob. 1 1/2 bowl sink unit with mixer tap and drainer, space is available for American style free standing fridge freezer. Woodgrain laminate style flooring, recessed spotlighting and partial wall tiling.

First Floor Landing

Opaque Upvc double glazed window, loft access.

Bedroom 1 - 4.24m x 3.23m (13'10" x 10'7")

Upvc double glazed window, fitted wardrobes with vanity mirrored frontage.

Bedroom 2 - 3.23m x 3.38m (10'7" x 11'1" to rear of wardrobes)

Upvc double glazed window to rear, fitted wardrobes with vanity mirrored frontage.

Bedroom 3/ Office - 2.95m x 2.24m (9'8" x 7'4")

Upvc double glazed window, bedroom currently arranged as home office with fitted over stairs wall cupboard.

Bathroom/ Wc - 2.49m x 2.18m (8'2" x 7'2")

Opaque Upvc double glazed windows to side and rear, four-piece modern white suite comprising of low-level Wc, vanity wash hand basin with mixer tap, corner panelled bath and corner step in shower enclosure with plumbed in shower, tiled walls, ladder style heated towel rail and recessed spotlighting.

Outside

The property occupies an established mature corner plot, arranged for ease of maintenance with loose stone borders and 2 driveway access points. The first driveway provides off road parking just off Penrith Avenue for a number of vehicles. Secure gated access from Windermere Crescent leads to well screened gardens at the rear. The landscaped gardens are secluded with patio and garden Pergola, shaped lawn and further established borders well stocked with a variety of plants, shrubs and trees. The second driveway has access to a garage measuring 17'7" x 10'10" with electric up and over door and further internal Wc measuring 6'2" x 5'10" with opaque Upvc double glazed window, low level Wc and pedestal wash hand basin.

Tenure

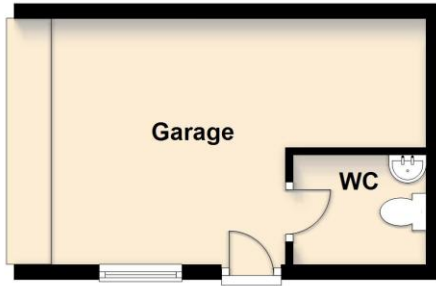
Freehold.

Council Tax

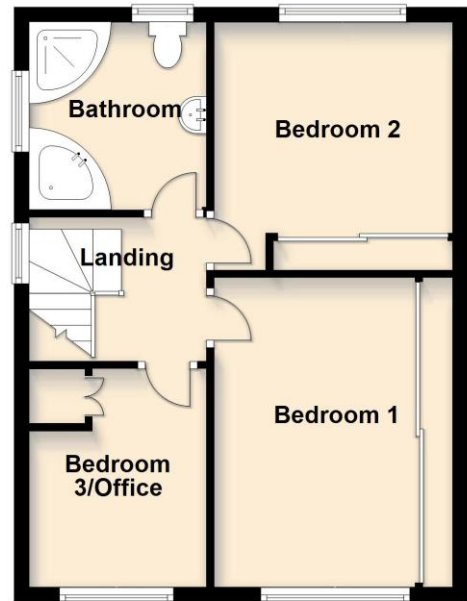
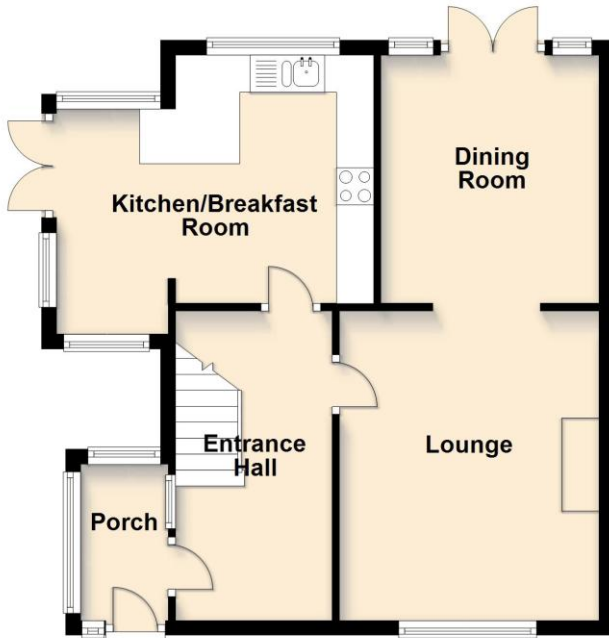
Sefton MBC band D



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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