



28 Osborne Road, Ainsdale, Southport, PR8 2RJ.

£535,000

Subject to Contract

Early Viewing is A Must! A detached house providing versatile and adaptable accommodation ideal for two-family living.

This property is situated in a popular residential location, just a short distance from the amenities of Ainsdale Village, which include a number of shops, wine bars and restaurants and the railway station on the Southport-Liverpool commuter line. In addition, the Southport foreshore is also a short distance away. The centrally heated and double-glazed accommodation is particularly spacious and is currently arranged for two-family living, but this could be readily changed to provide one exceptionally spacious property. This accommodation briefly includes; Vestibule, entrance hall, front lounge, dining room, kitchen, bathroom, WC with three bedrooms and a washroom to the First Floor and separate accommodation includes; bedroom, kitchen, lounge, dining room and shower room. Mature gardens to both the front and rear, off-road parking and a garage.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Canopied Porch

Enclosed Vestibule

Part-glazed outer door, tiled floor and mat well.

Front Lounge - 4.88m into bay x 4.57m (16'0" into bay x 15'0")

UPVC double-glazed bay window. Living flame, coal-effect gas fire, attractive surround. Wall light points.

Dining Room - 4.14m into bay x 3.51m (13'7" into bay x 11'6")

UPVC double-glazed windows overlooking the rear garden.

Kitchen - 5.18m x 2.82m (17'0" x 9'3")

UPVC double-glazed windows overlooking the rear garden, UPVC double-glazed side door. Single drainer, one and a half bowl stainless steel sink unit and mixer tap, a range of base units and cupboards and drawers, wall cupboards, working surfaces including breakfast bar, midway wall tiling. Four-ring gas hob with cooker hood above, split-level one and a half electric oven. Plumbing for washing machine and dishwasher.

Bathroom - 3.48m x 1.83m (11'5" x 6'0")

Fully tiled walls, wood strip flooring, coloured suite including pedestal wash hand basin, twin-grip panelled bath, walk-in shower enclosure with thermostatic shower. Close boarded ceiling. UPVC double-glazed window.

WC - 1.88m x 0.86m (6'2" x 2'10")

Low level WC, UPVC double-glazed window.

First Floor

Spacious landing with UPVC stained glass and leaded window.

Bedroom 2 - 4.57m x 3.05m excluding study area (15'0" x 10'0" excluding study area)

Built-in drawers, wardrobes and UPVC double-glazed window.

Bedroom 3 - 4.27m x 2.57m (14'0" x 8'5")

Built-in wardrobes to one wall, UPVC double-glazed window.

Wash Room - 1.68m x 1.68m (5'6" x 5'6")

Wash hand basin, low level WC.



The 'Annexe'

Lounge/Bedroom - 4.88m into curved bay x 4.57m (16'0" into curved bay x 15'0")

UPVC double-glazed curved bay window. Living flame, log effect gas fire and attractive surround. Two feature side windows.



Inner Hall

Pantry - 1.93m x 1.68m (6'4" x 5'6")

'Worcester' gas central heating boiler and shelving.



Kitchen - 3.53m x 2.69m (11'7" x 8'10")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces, recess for range-style cooker. Further built-in cupboards, plumbing for washing machine. UPVC double-glazed window.



Rear Hall

Dining Room - 2.29m x 3.45m (7'6" x 11'4")

UPVC double-glazed side window.

Lounge - 4.88m x 3.73m (16'0" x 12'3")

UPVC double-glazed windows to the side and patio doors and side screens leading to the rear garden.



Shower Room - 2.49m x 1.98m (8'2" x 6'6")

Walk-in shower enclosure with 'Gainsborough' electric shower, pedestal wash hand basin, low level WC, close boarded panelling to walls and ceiling. Recessed spotlighting. UPVC double-glazed window.



Outside

The property stands in mature and established gardens, which are an undoubted feature. There is off-road parking at the side for a number of vehicles, this leads to a brick garage. The extensive rear garden has a lawn, borders stocked with a variety of plants and shrubs and a large paved patio.

Tenure

Freehold.

Council Tax

Sefton MBC Band E.



Ground Floor



First Floor



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



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.