



815 Liverpool Road, Ainsdale, PR8 3NU
'Offers In Excess Of' £550,000
'Subject to Contract'

An early viewing is essential to appreciate the extent of this accommodation, offered by this exceptional detached family house. Installed with both gas central heating and UPVC double-glazing, the well-presented and refurbished accommodation briefly includes; Entrance Hall with Cloak Room, an L-Shaped through-Lounge, Dining Room with a Sitting Area, 'Easy Fold' doors that fold right back and provide access to a conservatory, extensively fitted Kitchen with a number of appliances and bi-fold doors leading to the garden. To the First Floor there is a galleried landing, four double bedrooms, the main bedroom having an en-suite bathroom, and there is a family bathroom and WC. An exceptionally spacious dressing room runs almost the full length of the house and this area, along with the extensive loft space, provides ample scope to further extend the already generous family accommodation, if required (Subject to the usual consents being obtained). An Indian stone in and out driveway at the front provides off-road parking and leads to the integral garage. The property benefits from solar panels, an additional storage battery, together with an EV charger. The property is very conveniently situated for the nearby facilities at Ainsdale Village, which include a number of specialty shops, wine bars, restaurants and the railway station for the Southport-Liverpool commuter line.

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Southport's Estate Agent

Entrance Vestibule

UPVC double-glazed outer door with UPVC figure glazed inner door and side window...

Entrance Hall

A particularly spacious hall with a turned staircase leading to the First Floor, having glazed balustrades and stainless-steel handrail. Courtesy door to the garage. Cloaks cupboard with hanging space. Woodgrain LVT flooring. Wall light points.

Cloak Room/WC - 0.89m x 1.65m (2'11" x 5'5")

UPVC double-glazed window, wash hand basin, low level WC. Half-wall tiling, tiled floor. Chrome towel rail/radiator.

L-Shaped Lounge/Dining Room - 10.31m x 4.62m ext. to 7.8m (33'10" x 15'2" ext. to 25'6")

Large UPVC double-glazed window overlooking the front garden, further UPVC double-glazed windows to the side and rear. Living flame coal effect gas fire with attractive marble surround incorporating display plinths. Wall light points. Woodgrain LVT flooring. Dining area with double-glazed windows overlooking the rear garden. Newly fitted, 'easy-fold' UPVC double-glazed doors leading to...

Conservatory - 3.91m x 4.27m (12'10" x 14'0")

Double-glazed windows overlooking the rear garden, double-glazed double doors leading to the patio, tiled floor.

Breakfast Kitchen - 5.13m to front of units x 5m (16'10" to front of units x 16'5")

An attractive fitted kitchen installed with a range of 'Shaker' style fittings which comprise; base units with cupboards and drawers, wall cupboards, granite working surfaces, incorporating a one and a half bowl sink unit with mixer tap and drainer. Island unit with breakfast bar, six-ring induction hob with canopied cooker hood above. A range of appliances include a wine cooler, dishwasher, washing machine, oven and full-length fridge and freezer. Recessed plinth lighting, woodgrain LVT flooring laid. Cupboard housing a 'Viessmann' gas central heating boiler. Double tall wall radiator. Full width UPVC double-glazed bi-fold doors providing access to the rear garden.

First Floor Landing

Deep airing cupboard with shelving and providing access to a boarded and insulated loft.

Bedroom 1 - 3.63m x 4.98m (11'11" x 16'4")

UPVC double-glazed windows overlooking the rear garden.

En Suite Bathroom - 2.87m x 1.98m (9'5" x 6'6")

Three-piece white suite including free-standing slipper bath with free-standing waterfall style mixer tap and shower, vanity wash hand basin with drawers below. Low level WC. Floor and wall tiling. Heated towel rail and radiator, illuminated vanity mirror. Recessed spotlighting and extractor. UPVC double-glazed window.

Bedroom 2 - 3.63m x 4.32m to rear of fittings (11'11" x 14'2" to rear of fittings)

UPVC double-glazed window, built-in wardrobes with hanging space and shelving.

Bedroom 3 - 4.42m x 3.02m (14'6" x 9'11")

UPVC double-glazed window.

Bedroom 4 - 3.61m x 3.07m (11'10" x 10'1")

UPVC double-glazed window, recessed wardrobe with double doors.

Bathroom - 2.9m x 1.91m (9'6" x 6'3")

Vanity wash hand basin with cupboards below, low level WC, corner bath with 'Mira' shower, tiled floors and walls, recessed spotlighting. UPVC double-glazed window.

Dressing Room - 10.31m x 2.08m ext. to 2.77 m overall measurements (33'10" x 6'10" ext. to 9'10" overall measurements)

Three 'Velux' style double-glazed windows, open hanging space, under eaves storage. This room runs along almost the full depth of the property, providing excellent scope for further development, if required.

Outside

Integral garage, measuring 19'1" x 16'6" with electric up-and-over door, solar batteries, 7.2kw EV charging point, internal courtesy door.

There are established gardens to both the front and rear of the property, the front garden having an in-and-out, Indian stone drive, ornamental lawn with inset circular flowerbeds and further shrubs, the rear garden features a large patio with walled beds, further flowerbeds and is well-screened by mature shrubs.

Solar

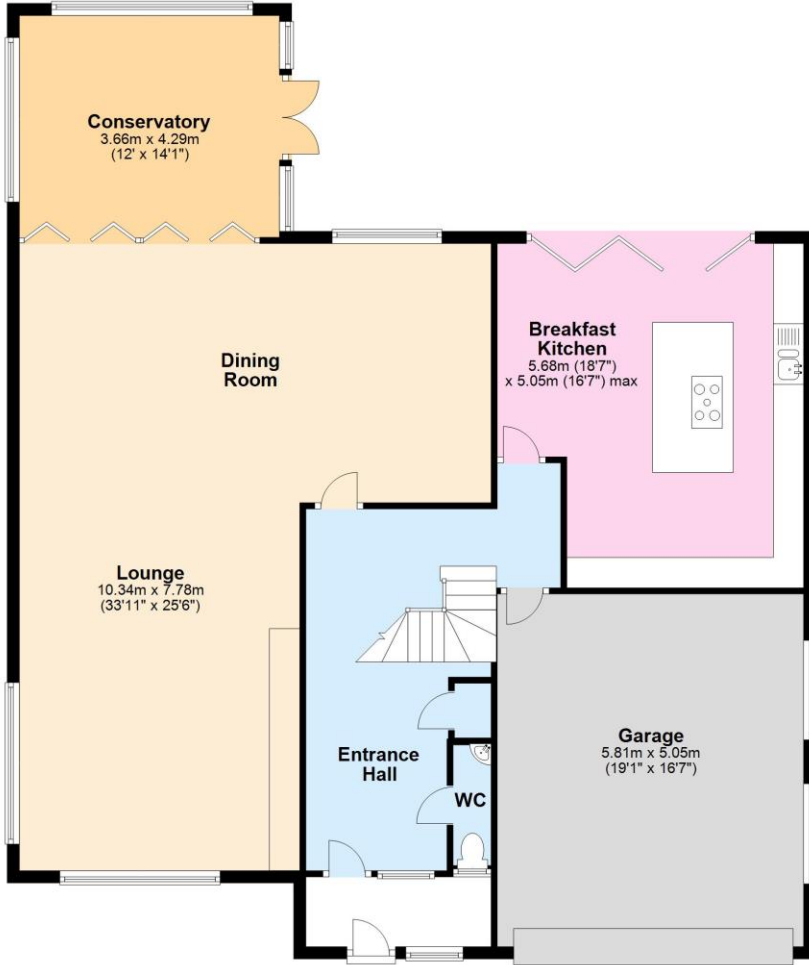
The property benefits from solar panels to the roof which are owned by the property, These generate energy for domestic use, any surplus charges a battery which provides additional power at all times and any further surplus is sold back to the 'Grid' providing an annual income. This arrangement provides the owners with a very cost effective, economical home.

Council Tax

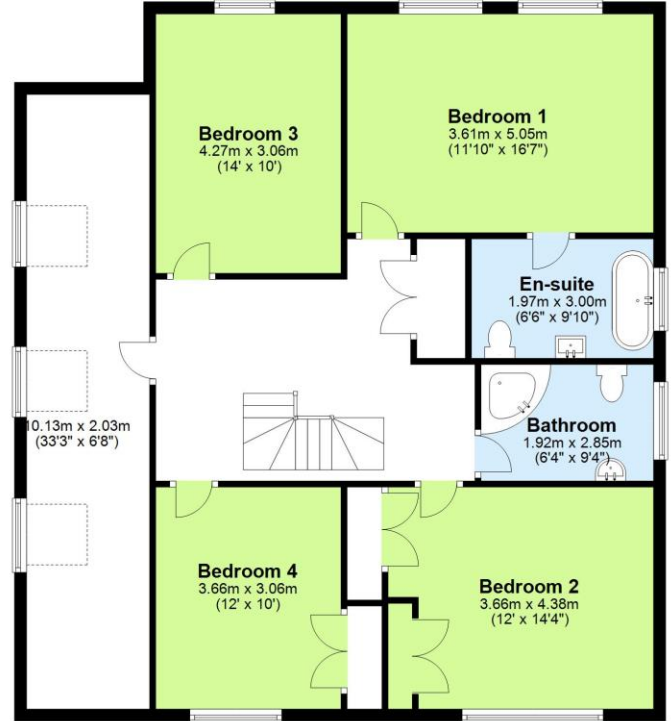
Sefton MBC Band F
Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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