



-  **Detached Family House**
-  **Five Bedrooms**
-  **Modern Shower Room**

-  **Garage & Parking**
-  **Cul De Sac Position**
-  **Inspection Recommended**

**Price: £345,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this well presented detached family house which offers deceptively spacious accommodation in a much sought after residential area of Ainsdale.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Through Lounge-Dining Room with Conservatory off, Fitted Kitchen/Breakfast Room and Cloakroom/WC to the ground floor with five Bedrooms and Shower Room.

Outside, a block paved driveway provides off road parking and leads to the garage, whilst the established rear garden is a good size and arranged over two levels with paved patio and shaped lawn with timber summer house.

Rothwell Drive is a cul de sac off Westminster Drive, located to the shore side of Ainsdale, convenient for access to Ainsdale Shopping Village and the railway station on the Southport/Liverpool commuter line. Ainsdale Beach is also readily accessible.



## Entrance Vestibule

## Hall

## Cloakroom

**Lounge/Dining Room** - 7.09m x 3.38m (23'3" x 11'1")

## Conservatory

**Kitchen** - 4.78m x 3.71m (15'8" x 12'2")

## First Floor:

## Landing

**Bedroom 1** - 3.91m x 3.05m (12'10" x 10'0")

**Bedroom 2** - 4.39m x 2.72m (14'5" x 8'11")

**Bedroom 3** - 3.07m x 3.05m (10'1" x 10'0")

**Bedroom 4** - 2.72m x 2.59m overall (8'11" x 8'6")

Bedroom 5 - 2.9m x 2.01m (9'6" x 6'7")

Shower Room - 2.06m x 2.01m (6'9" x 6'7")



**Outside:** A block paved driveway provides off road parking and leads to the garage, whilst the established rear garden is a good size and arranged over two levels with paved patio and shaped lawn with timber summer house.

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

**Tenure:** Confirmed by the vendor's solicitor to be FREEHOLD

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

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### Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



### First Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



Total area: approx. 132.5 sq. metres (1426.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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