



-  Impressive Detached Family Home
-  Five Bedrooms & Study
-  Two Reception Rooms & Garden Room

-  Landscaped Gardens
-  Oversize Garage
-  No Chain

Price: £645,000 Subject to Contract

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





Located on one of the most sought after roads in Ainsdale and offered for sale with no onward chain, this particularly attractive, detached family house must be viewed to be fully appreciated.

The property offers well maintained, spacious living accommodation arranged over three floors and briefly comprises: comprises Enclosed Vestibule, Reception Hall, Fitted Cloakroom/WC, Front Dining Room, Rear Living Room, Fitted Kitchen/ Breakfast Room, Utility Room and Garden Room to the ground floor with four double Bedrooms (the principal with En Suite Shower Room, main Bathroom and separate WC to the first floor. A concealed staircase leads to the second floor with fifth double Bedroom, Study and eaves storage.

Outside, there are generously proportioned, landscaped gardens to the front and rear of the property, the rear garden being of a particularly good size arranged with paved terrace, shaped lawn and well stocked, established borders. The front incorporates a block paved driveway providing ample parking and leading to an oversize integral Garage at the side.

Osborne Road is located off Shore Road which leads towards the beach and Ainsdale Shopping Village, together with the railway station on the Southport/Liverpool commuter line.



Ground Floor:

Entrance Vestibule

Reception Hall - 3.43m x 3.28m (11'3" x 10'9")

Cloakroom/WC

Living Room - 4.85m x 4.34m (15'11" x 14'3")

Dining Room - 4.34m x 4.17m (14'3" x 13'8")

Kitchen/Breakfast Room - 4.85m x 3.66m (15'11" x 12'0")

Utility Room - 5.13m x 3.35m (16'10" x 11'0")

Garden Room - 4.7m x 2.64m (15'5" x 8'8")

First Floor:

Landing

Bedroom 1 - 4.34m x 3.66m plus door recess (14'3" x 12'0")

En-suite Shower Room - 2.72m x 1.12m (8'11" x 3'8")

Bedroom 2 - 4.34m x 4.14m into bay (14'3" x 13'7")

Bedroom 3 - 3.66m x 3.4m (12'0" x 11'2")

Bedroom 4 - 3.66m x 2.92m (12'0" x 9'7")

Bathroom - 2.62m x 1.96m (8'7" x 6'5")

WC

Second Floor:

Landing

Bedroom 5 - 6.07m overall x 4.34m overall (19'11" x 14'3")

Study - 4.34m x 3.66m (14'3" x 12'0")

Outside: There are generously proportioned, landscaped gardens to the front and rear of the property, the rear garden being of a particularly good size arranged with paved terrace, shaped lawn and well stocked, established borders. The front incorporates a block paved driveway providing ample parking and leading to an oversize integral **Garage** 6.35m (20'10") x 2.54m (8'4") at the side.

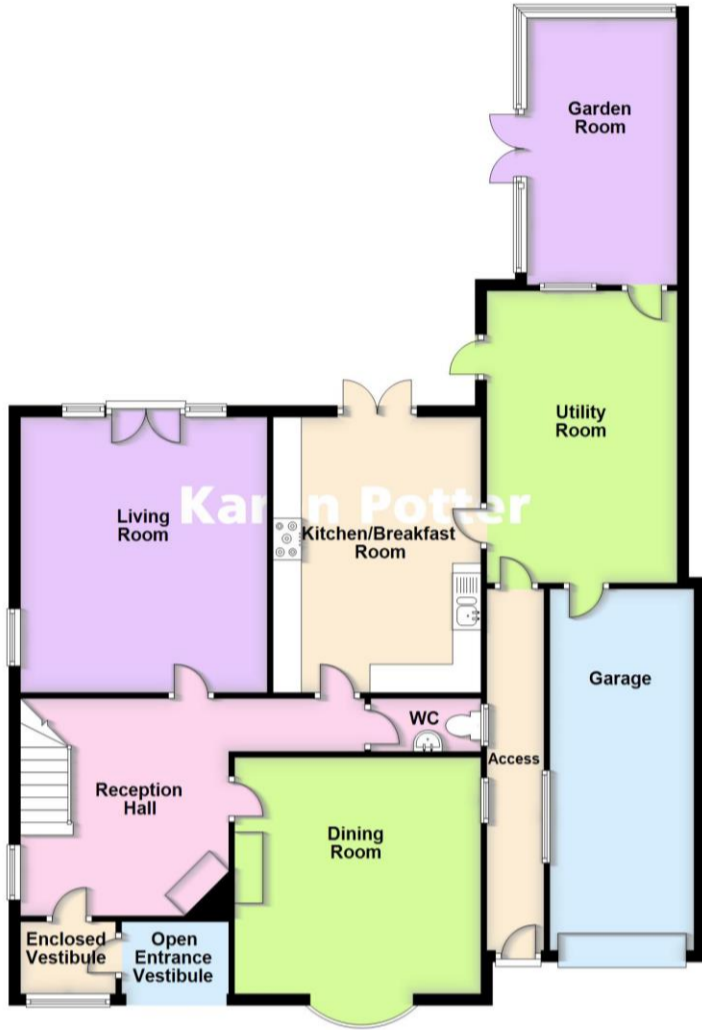
Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

Tenure: Freehold

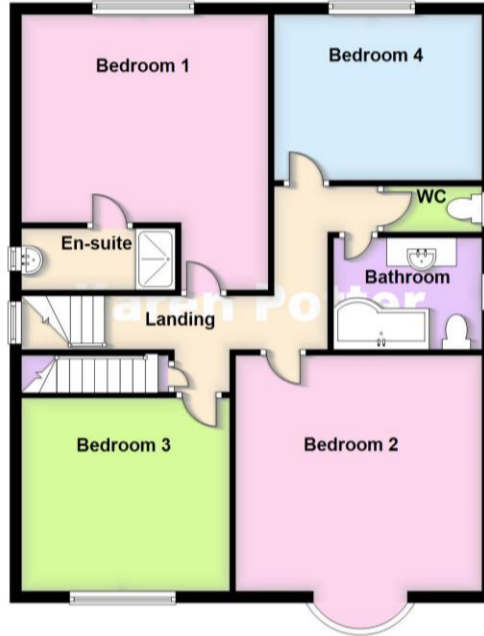
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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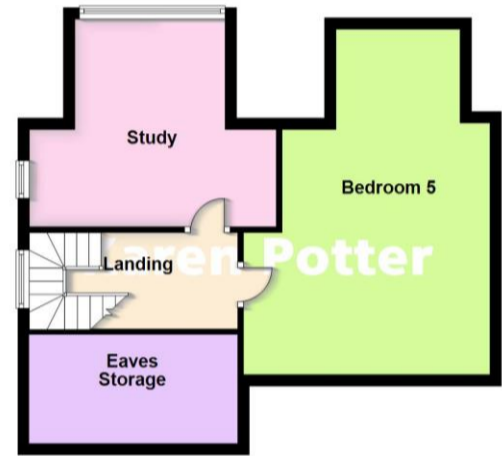
Ground Floor
Approx. 128.3 sq. metres (1380.6 sq. feet)



First Floor
Approx. 82.3 sq. metres (885.8 sq. feet)



Second Floor
Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 258.8 sq. metres (2786.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk