



-  Detached Family Home
-  Four Bedrooms
-  Two Reception Rooms

-  Garage & Parking
-  Good Size Rear Garden
-  Open Aspects To Rear

**Price: £320,000** Subject to Contract

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





Located in a popular residential area of Ainsdale, this deceptively spacious, detached family home, boasting open aspects over farmland to rear, has been extended and improved by the current owners and an early inspection is recommended.

The generous, gas centrally heated and double glazed accommodation is arranged over three floors briefly comprising: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Kitchen/Breakfast Room and Garden Room to the ground floor, three Bedrooms and Bathroom to the first floor with a loft conversion providing a further Bedroom with Dressing Room.

Outside, the front is paved to provide driveway parking, leading to the brick built garage. The rear garden is a good size arranged with paved patio, raised timber deck, shaped lawn, ornamental pond and well stocked borders.

Sandbrook Road runs parallel to Liverpool Road. The shops and amenities of Ainsdale Village are readily accessible.



## Ground Floor:

**Entrance Vestibule**

**Hall**

**Cloakroom/WC**

**Living Room** - 4.47m into bay x 3.73m (14'8" x 12'3")

**Kitchen/Breakfast Room** - 6.25m x 4.52m (20'6" x 14'10")

**Garden Room** - 6.25m x 3.07m (20'6" x 10'1")

## First Floor:

**Landing**

**Bedroom 1** - 4.52m x 3.81m (14'10" x 12'6")

**Bedroom 2** - 4.47m into bay x 3.48m (14'8" x 11'5")

**Bedroom 3** - 2.69m x 2.67m (8'10" x 8'9")

**Bathroom** - 3.28m x 2.36m (10'9" x 7'9")

## Second Floor:

**Dressing Area** - 5.13m overall x 2.39m overall (16'10" x 7'10")

**Bedroom 4** - 5.13m overall x 3.78m overall (16'10" x 12'5")

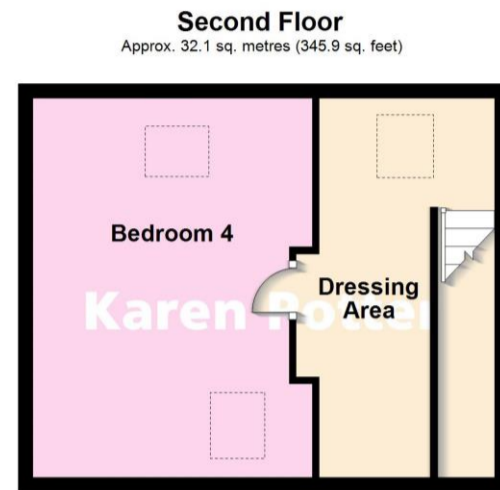
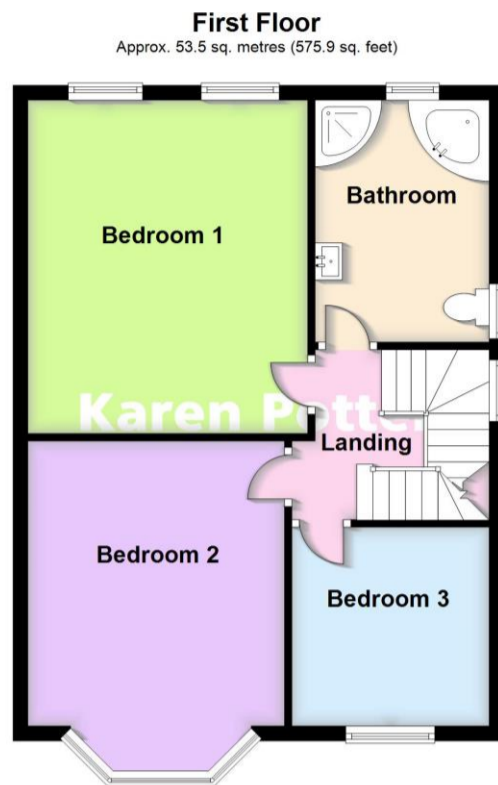
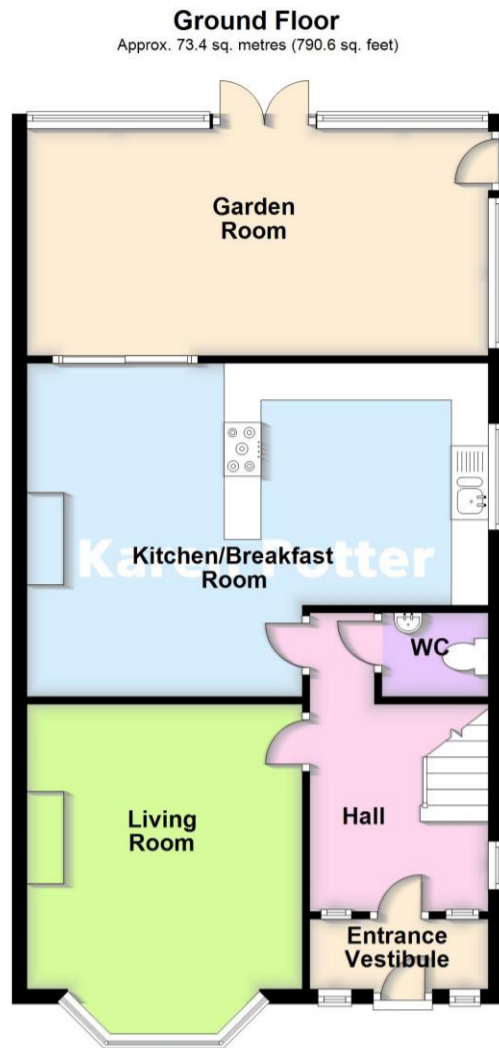
**Outside:** The front is paved to provide driveway parking, leading to the brick built garage. The rear garden is a good size arranged with paved patio, raised timber deck, shaped lawn, ornamental pond and well stocked borders.

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

**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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Total area: approx. 159.1 sq. metres (1712.4 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>		
(55-68) <b>D</b>	65	74
(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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