



-  Outstanding Detached House
-  Five Bedrooms – Two En-Suite
-  Two Reception Rooms

-  Fitted Kitchen & Utility Room
-  Established Gardens
-  Garage & Parking

**Price: £750,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this beautifully presented, substantial detached family house occupying a much sought after position within easy reach of Ainsdale village.

In the opinion of the Agents, the property offers well planned and pleasantly proportioned accommodation briefly comprising: Entrance Vestibule, Reception Hall, Inner Hall, Dining Room, Living Room, Fitted Kitchen/ Breakfast Room, Utility Room and WC to the ground floor with five double Bedrooms (two with En Suite Shower Rooms), main Bathroom and separate WC to the first floor.

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 tarmac driveway providing ample parking and leading to a Garage.

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** - 1.98m x 1.83m (6'6" x 6'0")

**Reception Hall** - 3.86m x 3.3m (12'8" x 10'10")

**Inner Hall** - 2.39m x 2.69m (7'10" x 8'10")

**Living Room** - 6.65m into bay x 4.75m into inglenook (21'10" x 15'7")

**Dining Room** - 4.52m plus bay x 4.01m (14'10" x 13'2")

**Kitchen/Breakfast Room** - 6.12m overall x 4.52m (20'1" x 14'10")

**Utility Room** - 3.15m x 2.97m (10'4" x 9'9")

**WC** - 1.37m x 0.84m (4'6" x 2'9")

#### First Floor:

##### Landing

**Bedroom 1** - 4.52m x 4.01m (14'10" x 13'2")

**En-Suite Shower Room** - 2.44m x 1.83m (8'0" x 6'0")

**Bedroom 2** - 5.61m x 4.04m (18'5" x 13'3")

**Bedroom 3** - 3.86m x 3.61m (12'8" x 11'10")

**En-Suite Shower Room** - 1.98m x 1.83m (6'6" x 6'0")

**Bedroom 4** - 3.56m x 3.15m (11'8" x 10'4")

**Bedroom 5** - 3.86m x 2.87m (12'8" x 9'5")

**Bathroom** - 2.31m x 2.03m (7'7" x 6'8")

**WC** - 1.42m x 0.99m (4'8" x 3'3")

**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 tarmac driveway providing ample parking and leading to a Garage.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**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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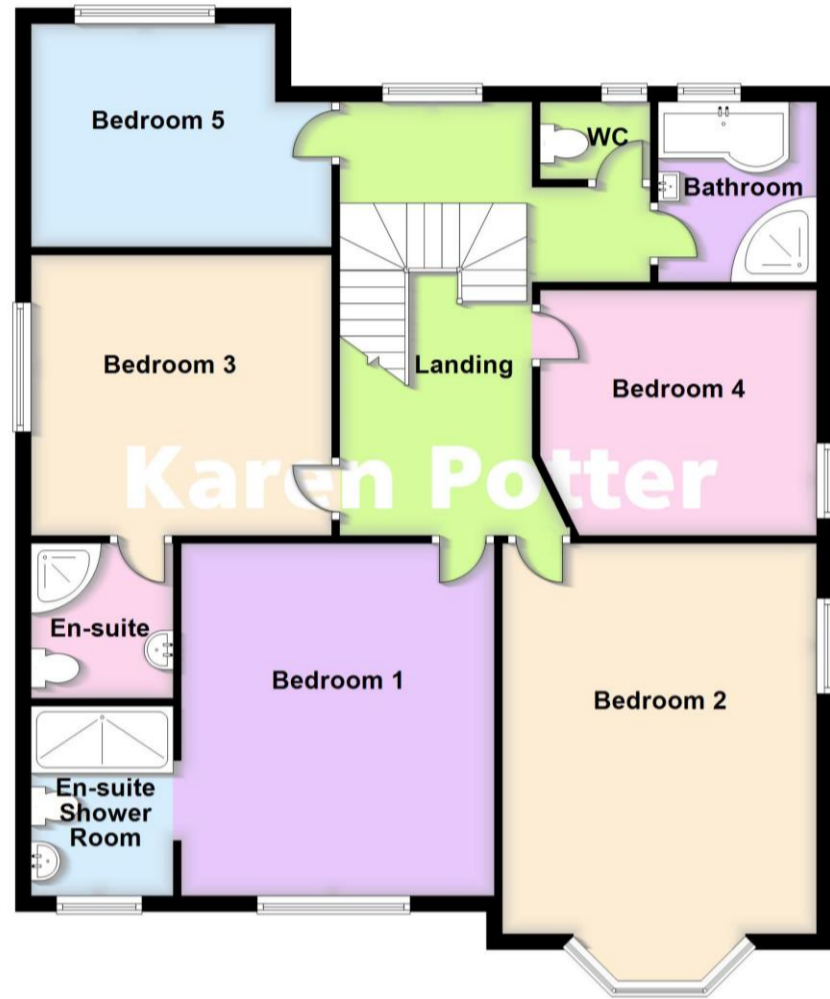
**Ground Floor**

Approx. 105.7 sq. metres (1137.9 sq. feet)



**First Floor**

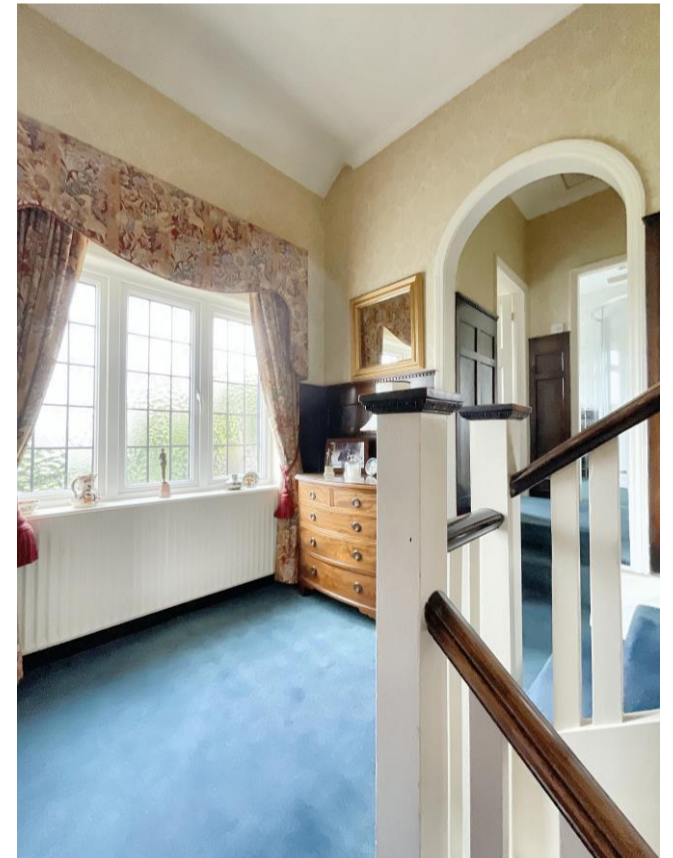
Approx. 108.2 sq. metres (1165.0 sq. feet)



Total area: approx. 214.0 sq. metres (2302.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		71
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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