



-  Extended Detached Family Home
-  Three Bedrooms
-  Two Reception Rooms

-  Integral Garage & Parking
-  Mature Gardens
-  Cul De Sac Position

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

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





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

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Front Living Room, Rear Dining Room and Fitted Kitchen/Breakfast Room to the ground floor with three Bedrooms and family Bathroom to the first floor.

Outside there are mature gardens to the front and rear of the property, the front driveway providing off road parking and leading to the integral garage. The rear garden is a particular feature, offering a sunny aspect, arranged with paved patio, shaped lawn and well stocked mature borders.

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



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.98m x 3.53m (16'4" x 11'7")

**Dining Room** - 5.28m x 2.74m (17'4" x 9'0")

**Kitchen/Breakfast Room** - 5.54m overall x 5.28m overall  
(18'2" x 17'4")

### WC

## First Floor:

### Landing

**Bedroom 1** - 4.06m plus wardrobes x 2.95m (13'4" x 9'8")

**Bedroom 2** - 3.33m x 2.95m (10'11" x 9'8")

**Bedroom 3** - 3.05m x 2.57m (10'0" x 8'5")

**Bathroom** - 2.57m x 2.41m (8'5" x 7'11")

**Outside:** There are mature gardens to the front and rear of the property, the front driveway providing off road parking and leading to the integral garage measuring 5.50m (18') max x 2.63m (8'7"). The rear garden is a particular feature, offering a sunny aspect, arranged with paved patio, shaped lawn and well stocked mature borders.

**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>

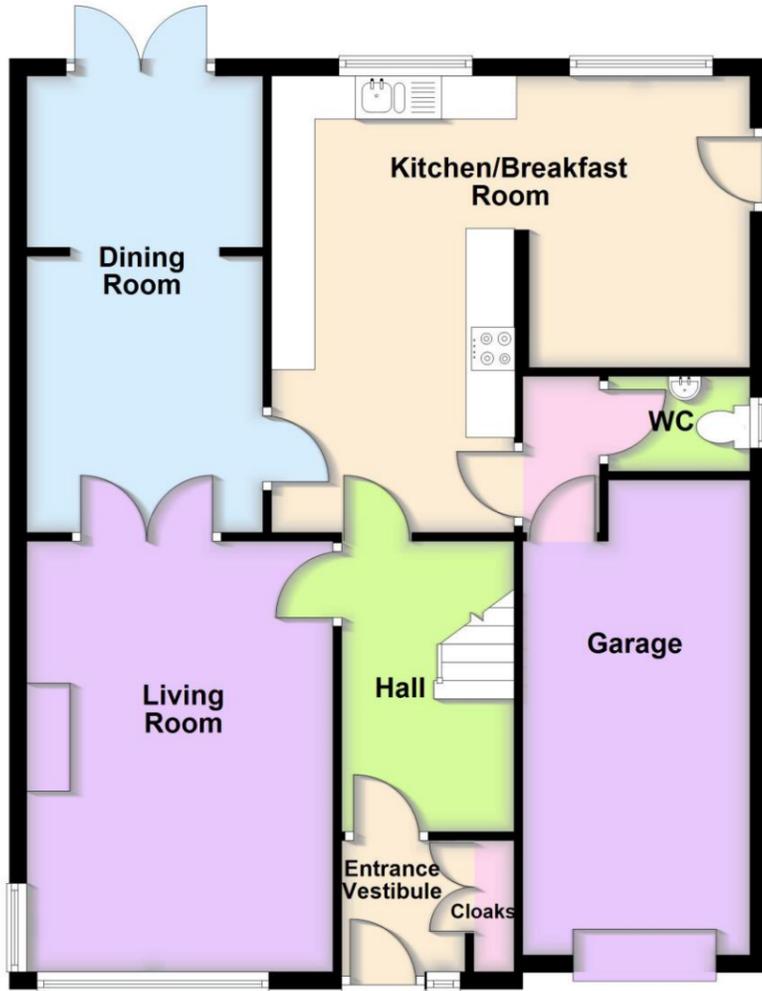
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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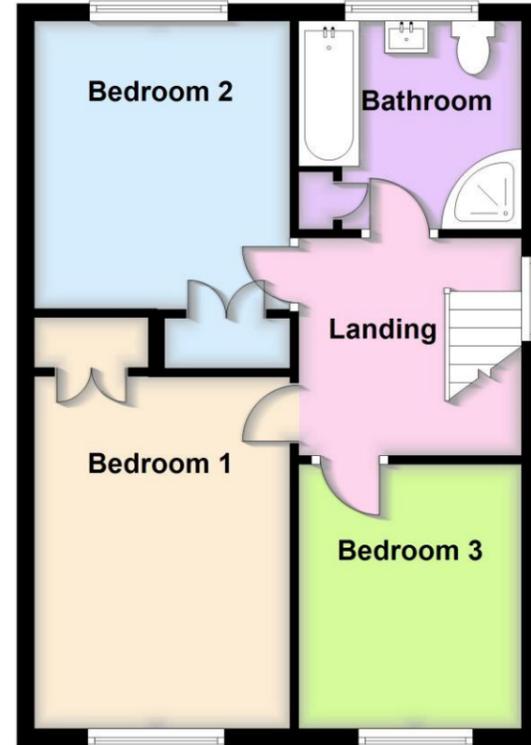
### Ground Floor

Approx. 86.1 sq. metres (927.1 sq. feet)



### First Floor

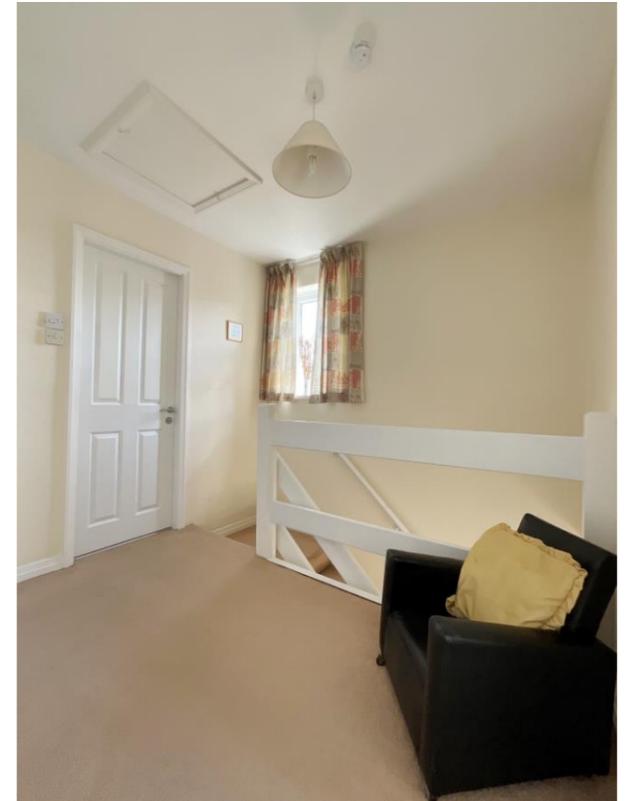
Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 132.3 sq. metres (1423.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(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.



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