



**455 Liverpool Road
Southport, PR8 3BN, £475,000
'Subject to Contract'**

This immaculately modernised and much-improved family home is situated just a stone's throw from the vibrant village of Ainsdale, known for its specialty shops, restaurants, bars, and excellent Schools. With convenient commuter links and nearby Championship Golf courses, it offers a perfect blend of lifestyle and location. Inside, the property welcomes you with an inviting reception hallway leading to the main reception room, conservatory, and a standout dining kitchen. The kitchen is a particular highlight, featuring a range of modern built-in appliances and a vaulted Cathedral style extension that overlooks the rear garden. On the first floor, you'll find three bedrooms, including a master bedroom with its own en-suite, plus a family bathroom. The second floor offers a flexible living area perfect for an independent relative or a teenager's suite, complete with a generous landing, a double bedroom, and a modern shower room. The gardens are well-established and stocked with a variety of shrubs and trees, offering a private oasis. There's also ample off-road parking for multiple vehicles and access to a garage.

Entrance Hall

Opaque, stained and leaded light window to front of property, spacious entrance hall with Rock outer door with opaque and leaded double-glazed insert, turned staircase to 1st floor with handrail, spindles and newel post, under stairs storage cupboard access, space paneling to plate rail. Door leads to...

Lounge - 7.14m x 3.45m (23'5" into bay x 11'4" into recess)

UPVC double glazed bay window with encased leaded light transoms, most attractive remote controlled living flame gas fire inset to Limestone interior, hearth and fire surround. Woodgrain laminate style flooring. Wall light points, picture rail, coving. UPVC double glazed door and windows lead to lower ground conservatory.

Conservatory - 3.56m x 3.35m (11'8" x 11'0" into recess)

UPVC double glazed French double doors and side windows with cathedral style insert over lead to garden at the rear. Tiled flooring.

Magnificent Kitchen Diner - 8.1m x 3.43m (26'7" x 11'3" into recess)

Most impressive dining kitchen with dining area opening to breakfast kitchen. Display recess to the chimney breast with wall light points, fitted kitchen arranged in a cream gloss style with a number of built-in base unit which include cupboards and drawers, wall cupboards with under unit lighting, and working surfaces including 'Blanco' single bowl sink unit with mixer tap and drainer. Appliances include electric double oven, five burner gas hob with glazed splash back and concealed extractor over, space is available for American style fridge freezer and dishwasher. Wall cupboard houses 'Glow-worm' central heated boiler system. Most attractive cathedral style picture window to roof pitch extension complete with 'Velux' skylights maximising natural light and UPVC double glazed window. Wall light points. Further UPVC double glazed windows to side and one to conservatory. Recessed spotlighting.

First Floor Landing

Picture rail, doors leading to a number of bedrooms and family bathroom and further doorway via inner hall access providing turned staircase to the second-floor loft extension with under the stair's storage cupboard, handrail, spindles and newel post.

Master Bedroom Suite - 4.17m x 4.85m (13'8" overall measurements into recess x 15'11")

UPVC double glazed window overlooks rear of property, double bedroom with picture rail, ceiling rose and original cast-iron fire surround to one wall. Door leads to...

En-suite Shower Room/WC - 2.13m x 2.64m (7'0" x 8'8")

UPVC double glazed window to side, four-piece modern white suite comprising of twin pedestal wash handbasin, mixer taps, low-level WC and entry-level shower enclosure with glazed shower screen, plumbed in overhead rainfall style shower and handheld shower attachment. Ladder style heated chrome towel rail to one wall, loft access point.

Bedroom 2 - 3.45m x 3.33m (11'4" x 10'11" into side bay)

UPVC double glazed side bay window to front of property, picture rail and ceiling rose.

Bedroom 3 - 2.39m x 3.45m (7'10" x 11'4")

UPVC double glazed window to front of property, double bedroom with picture rail.

Family Bathroom - 2.34m x 2.84m (7'8" x 9'4")

Modern three-piece bathroom suite which includes low-level WC, pedestal wash handbasin with mixer tap, panel bath with central mixer tap and handheld shower attachment, UPVC double glazed window to side of property and useful built-in storage cupboard also housing plumbing for washing machine providing a useful utility area. Partial wall tiling, ladder style heated towel rail and recessed spot lighting.

Second Floor Landing - 2.62m x 3.43m (8'7" x 11'3" overall measurements including areas of reduced head height)

Double glazed 'Velux' skylight to maximise natural light to roof pitch with recessed spotlighting and doors leading to...

Bedroom 4 - 3.43m x 5.49m (11'3" x 18'0" overall measurements into recess and including areas of reduced head height)

Twin double glazed 'Keylite' skylights maximise natural light to roof pitch with recessed spotlighting. Centrally heated with two radiators and space for king-size bed.

Shower Room/WC - 1.37m x 3.48m (4'6" x 11'5" overall measurements into recess including areas of reduced head height)

Three-piece modern style suite including low-level WC, pedestal wash handbasin with mixer tap and step in shower enclosure with thermostatic overhead shower and handheld shower attachment. Ladder style heated towel rail to one wall, 'Keylite' double glazed skylight and recess spot lighting, including extractor. Panel to one wall gives access to storage.

Outside

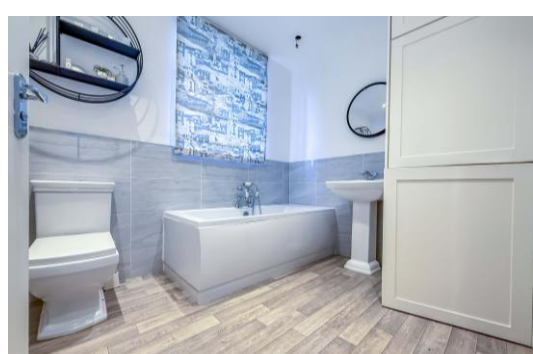
The property is well set back from the road providing driveway access for off-road parking including a number of vehicles, shaped lawn and hedge to front. Secure side gated access leads to rear of property and a garage/outbuilding. Enclosed Gardens to rear with loose stone patio and shaped lawn with well established borders comprising of variety of plants, shrubs and trees, further trees to rear of property create a private aspect

Council Tax

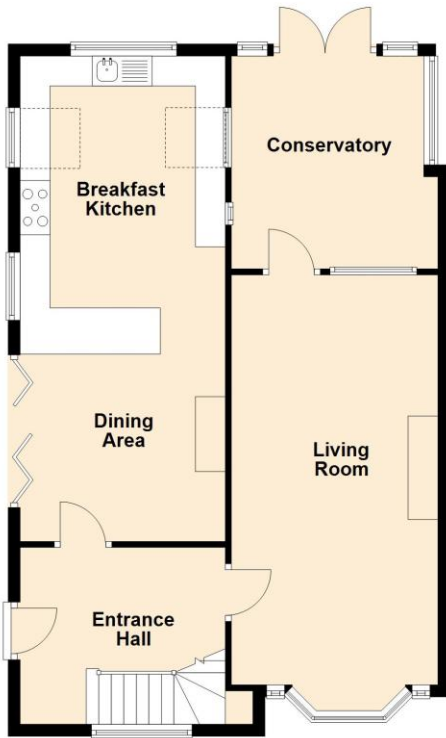
Sefton Tax Band E.

Tenure

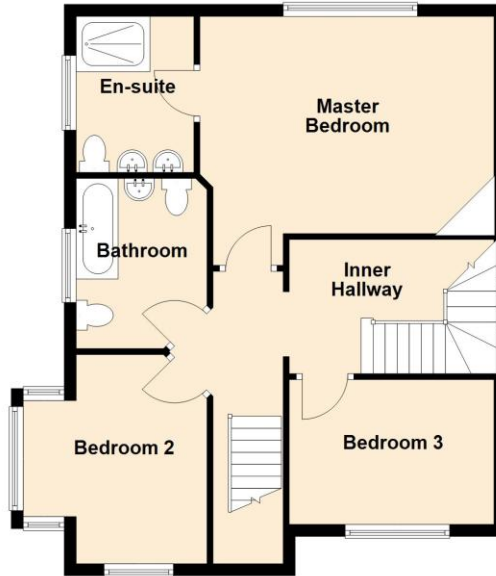
Freehold



Ground Floor




First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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