



**12 Thursby Close
Ainsdale, PR8 3TQ, £350,000
'Subject to Contract'**

Tucked away at the head of a quiet cul-de-sac in sought-after Shoreside Ainsdale, this modernised detached three-bedroom family home enjoys open views across Ainsdale Nature Reserve to the Pinewoods beyond. Inside, the entrance porch and hall lead to a bright through lounge, a dining room opening onto the fabulous rear garden, and a sleek, contemporary kitchen. Upstairs are three bedrooms and a stylish family bathroom with WC. An adjoining garage with remote up-and-over door, ample off-road parking across two driveways, and private, well-stocked gardens make it as practical as it is inviting. All this, close to the A565 for Liverpool & Southport, and within easy reach of Ainsdale Village cafes, bars, restaurants, well-regarded schools, and the Liverpool Central train line.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch

Upvc double glazed sliding outer door leading via entrance porch with tiled flooring, wall light point and opaque double-glazed inner door with side screens leading to...

Dining Room - 3.38m x 4.57m (11'1" x 15'0" overall measurements)

Upvc double glazed sliding patio doors leading to the rear garden with separate window overlooking. Wood grain laminate style flooring continues, providing an ideal dining and entertaining space, with archway leading to...

Lounge - 4.01m x 3.48m (13'2" x 11'5" into recess)

Upvc double glazed window to front. Wood grain laminate style flooring continues.

Kitchen - 2.87m x 3.68m (9'5" x 12'1")

Upvc double glazed door and window providing access and aspect over the rear garden with further overhead double-glazed window to side. Modern range of built-in base units including cupboards and drawers, wall cupboards with corner display shelving and working surfaces. One and a half bowl sink unit with mixer tap and drainer. Pantry cupboard set to recess with partial wall tiling throughout and space available for freestanding fridge freezer. Space also available for oven, plumbing for washing machine and panelling to ceiling with spot lighting. Wood grain laminate style flooring continues.

Landing

Upvc double glazed window to side and loft access.

Bedroom 1 - 4.24m x 3.23m (13'11" x 10'7")

Upvc double glazed window enjoying views over Ainsdale Nature Reserve and beyond. Double bedroom.

Bedroom 2 - 3.38m x 3.23m (11'1" x 10'7")

Upvc double glazed window overlooking the rear of the property with cupboard housing the hot water cylinder and linen shelving.

Bedroom 3 - 3.02m x 2.24m (9'11" x 7'4")

Currently arranged as a dressing room and including Upvc double glazed window to front with views over Ainsdale Nature Reserve, the Pinewoods and beyond.

Bathroom/WC - 2.51m x 2.21m (8'3" x 7'3")

Upvc double glazed windows to side and rear. Modern four-piece white suite comprising low level WC, vanity wash hand basin with mixer tap and cupboards below, panel bath with mixer tap and step-in shower enclosure with glazed door, wall grip and electric shower. Tiled walls with illuminated vanity mirror and ladder-style chrome heated towel rail.

Outside

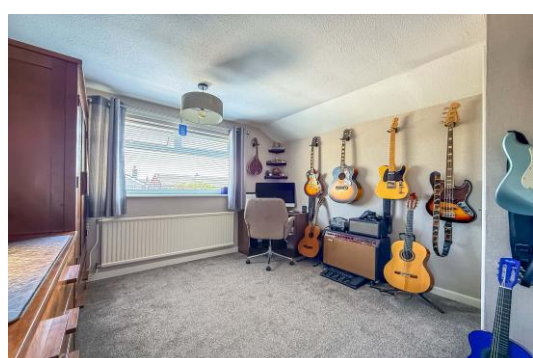
Gardens extend to both the front and rear and include well-stocked borders with a variety of established plants and shrubs. A loose stone feature fronts the property with two separate driveways providing ample off-road parking for numerous vehicles, one leading to the adjoining garage via remote control up-and-over door and measuring 16'11" x 9' with electric light and power supply and housing the Worcester central heating boiler system. Flagged side access leads to an enclosed rear garden with laid-to-lawn garden, established borders well stocked with a variety of plants, shrubs and trees, flagged patio seating area and garden pergola.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

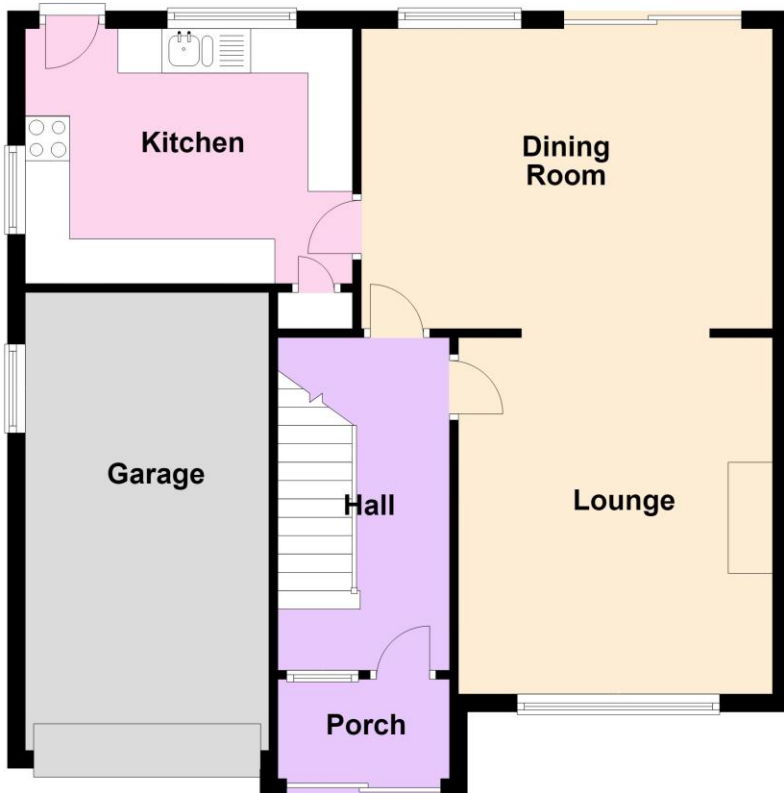
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



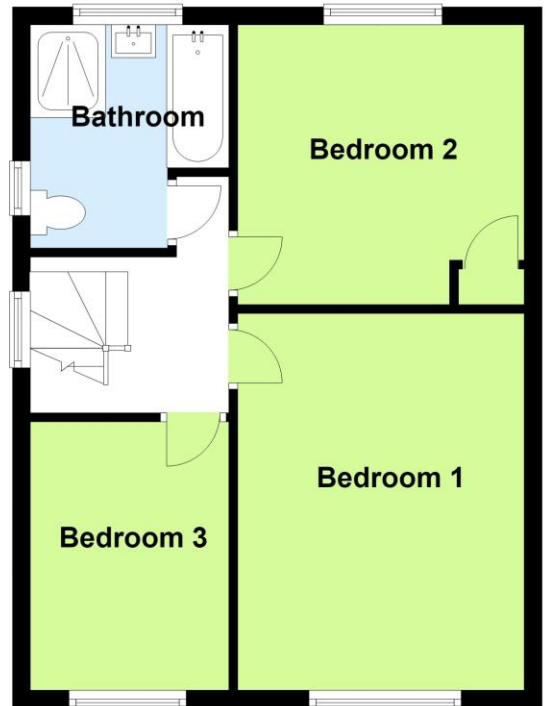
Ground Floor

Approx. 66.2 sq. metres (713.0 sq. feet)

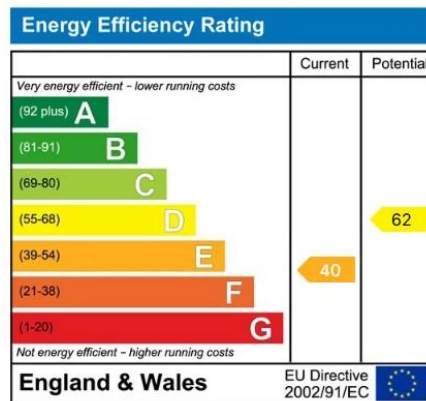


First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 108.6 sq. metres (1169.2 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.