

For Sale

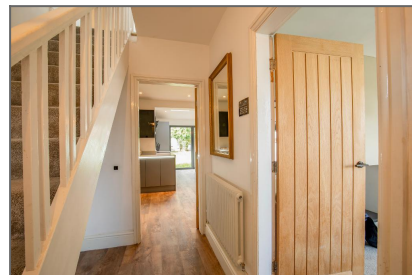
Leybourne Avenue, Ainsdale, PR8 3EL



£260,000 - Under Offer

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Extended Modern Kitchen/Dining Room**
- ✓ **Modern Fitted Bathroom**
- ✓ **Off Road Driveway Parking**
- ✓ **EPC Rating - 'D'**
- ✓ **Ainsdale Village Location**
- ✓ **Fabulously Presented Throughout**
- ✓ **Utility Room**
- ✓ **Sun Catching Rear Garden**



Description

Bailey Estates is delighted to present this fabulously extended three-bedroom semi-detached home on Leybourne Avenue, a sought-after location positioned between Hillside and Ainsdale, making it an ideal choice for commuters and families alike. With excellent transport links, well-regarded schools, and a fantastic range of amenities nearby, this is a property you won't want to miss!

From the moment you arrive, the spacious paved driveway sets the tone for what lies within. The attached front garage offers convenience, while the welcoming porch leads you into a bright and airy entrance hallway, where stairs rise to the first floor.

To your right, the beautifully presented front lounge boasts a large feature window that fills the space with natural light. The wood-burning stove, which is accessible from both the lounge and the rear kitchen, serves as the focal point, creating a warm and inviting atmosphere.

At the end of the hallway, the home truly comes into its own with the stunning rear extension, designed for modern open-plan living. This incredible space seamlessly combines a sitting area, dining room, and a contemporary fitted kitchen, all enhanced by bi-fold doors and two skylights, flooding the room with light.

The bespoke kitchen is a dream for both chefs and entertainers, featuring integrated appliances, an induction hob with a sleek extractor fan, an electric oven, a dishwasher, a fridge freezer, and integrated bins. The concrete-effect granite worktops add a touch of sophistication, while the central island, complete with a sink, drainer, and stylish pendant lighting, provides a perfect space for cooking and socializing. The snug sitting area, complete with an exposed brick wall and access to the log burner, brings a cosy and characterful charm to this impressive space.

Practicality meets style with a separate utility room, offering under-counter space for a washing machine, storage for shoes and coats, a contemporary sink, and a downstairs WC. Additionally, there are two storage areas, the rear half of the garage and a separate open pantry space.

Heading upstairs, the bright and spacious landing leads to three well-proportioned bedrooms, two doubles and one single. The modern family bathroom is fitted with a WC, sink, and a bath with a shower attachment.

The generous rear garden is a wonderful retreat, featuring a paved patio area, expansive lawn, mature trees, a storage shed, and a picturesque fish pond, all within a private, non-overlooked setting.

This fantastic home is move-in ready and offers everything a growing family could need.



Don't miss out contact Bailey Estates today on 01704 564163 to arrange your viewing!

Location

Leaving Bailey Estates office, head south on Liverpool Road towards Crosby Road, continuing for approximately 1.4 miles.
At the roundabout, take the 1st exit onto Liverpool Road, continuing straight on. Take the next left onto Carr Lane then the 1st right onto Leybourne Avenue where this wonderful home will be on your right hand side.

Ground Floor

Porch - 1' 10" x 6' 2" (0.58m x 1.88m)

Entrance Hallway - 9' 6" x 6' 2" (2.92m x 1.88m)

Lounge - 12' 7" x 11' 9" (3.86m x 3.6m)

Kitchen/ Dining Room - 20' 6" x 18' 10" (6.27m x 5.75m)

Utility Room - 16' 7" x 7' 7" (5.06m x 2.33m)

WC - 3' 8" x 2' 4" (1.13m x 0.72m)

First Floor

Landing - 6' 4" x 8' 7" (1.94m x 2.62m)

Bathroom - 8' 6" x 5' 7" (2.61m x 1.72m)

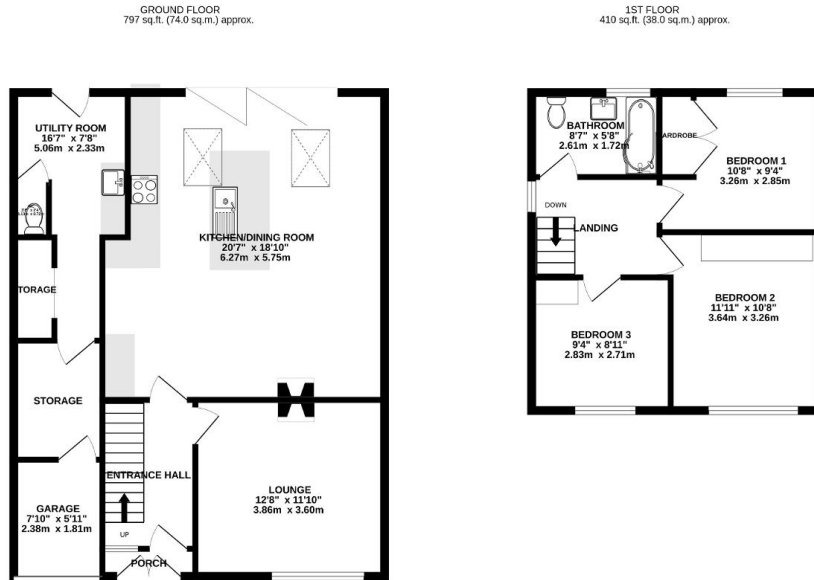
Bedroom 1 - 10' 8" x 9' 4" (3.26m x 2.85m)

Bedroom 2 - 11' 4" x 10' 8" (3.46m x 3.26m)

Bedroom 3 - 9' 3" x 7' 1" (2.83m x 2.17m)



Floorplans



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band C
Local Authority Sefton

Tenure Freehold.

Please note The land is subject to a perpetual yearly rent charge of £36 for created by a conveyance dated 25th March 1968 made between Southport Corporation and Robert Turner and Winifred Turner.

There is £6 per annum charge towards properties and estates.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.