

For Sale

Somerset Drive, Ainsdale, PR8 3SN



Offers in Region of £360,000 - Available

3 bedroom Detached

- ✓ **Three Bedroom Detached**
- ✓ **Separate W/C And Bathroom**
- ✓ **Three Good Sized Bedrooms**
- ✓ **Off Road Parking**
- ✓ **Large Kitchen**
- ✓ **Large Well Maintained Garden**
- ✓ **Sought After Location**
- ✓ **EPC Band Rating - 'D'**



Description

Located in the heart of Ainsdale, this charming three bedroom detached home offers a delightful blend of character, space, and convenience. Set in a peaceful and sought-after area, the property is just a short distance from Ainsdale's beautiful beach, excellent schools, and the vibrant village centre with its array of shops, cafés, and amenities.

Step inside and you're greeted by a bright and welcoming entrance hallway that sets the tone for the rest of the home. To the right, a cosy yet spacious living room provides a perfect spot to relax, while the hallway leads down into a well-proportioned kitchen. Adjacent to the kitchen is a practical utility room, keeping day to day tasks tucked neatly away.

Just to the left in the kitchen, a second sitting room and dining area offers flexibility for entertaining or family time. This room is a standout feature, with double doors opening out to the most enchanting garden.

The outdoor space is a true highlight of the property, lovingly maintained and bursting with colour. A mix of vibrant flowers, a greenhouse, a garden shed, and a charming garden room create a tranquil and picturesque setting that's perfect for relaxing or enjoying time with friends and family.

Upstairs, the home continues to impress with three good-sized bedrooms, each filled with natural light and offering comfortable living space. A separate WC and a family bathroom complete the first floor, adding practicality to this well-designed home.

The front of the property has a very generous sized driveway that can fit multiple cars.

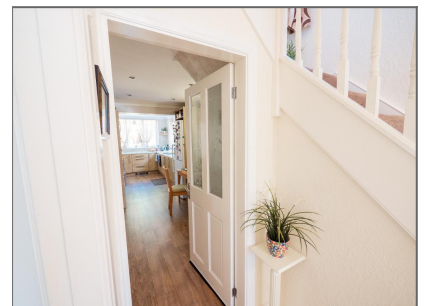
Whether you're looking for a peaceful retreat near the coast or a family-friendly location close to schools and amenities, this property offers the best of both worlds. With its inviting layout, stunning garden, and fantastic Ainsdale location, this is a home that must be seen to be fully appreciated.

Location

Leave Bailey Estates Birkdale office and head down to Ainsdale via Liverpool Road. Continue past Ainsdale village, along Liverpool Road until you arrive at Pinfold Lane on the right. Turn into Pinfold Lane and then take the first left into Cornwall Way. Take the first right into Somerset Drive and the property is on your right.

Ground Floor

Entrance Hallway - 12' 11" x 6' 4" (3.94m x 1.95m)



Living Room - 11' 5" x 12' 11" (3.5m x 3.94m)

Kitchen - 23' 3" x 8' 1" (7.09m x 2.48m)

Sitting/Dining Room - 23' 3" x 9' 6" (7.09m x 2.92m)

Utility Room - 7' 10" x 9' 11" (2.39m x 3.03m)

First Floor

Bedroom 1 - 10' 2" x 7' 3" (3.12m x 2.22m)

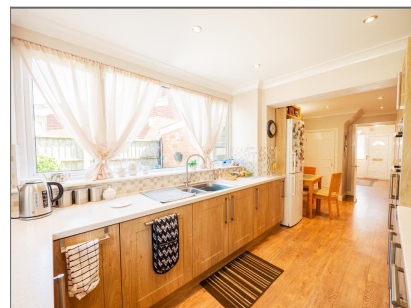
Bedroom 3 - 10' 7" x 11' 2" (3.24m x 3.41m)

Bedroom 2 - 10' 7" x 13' 10" (3.25m x 4.23m)

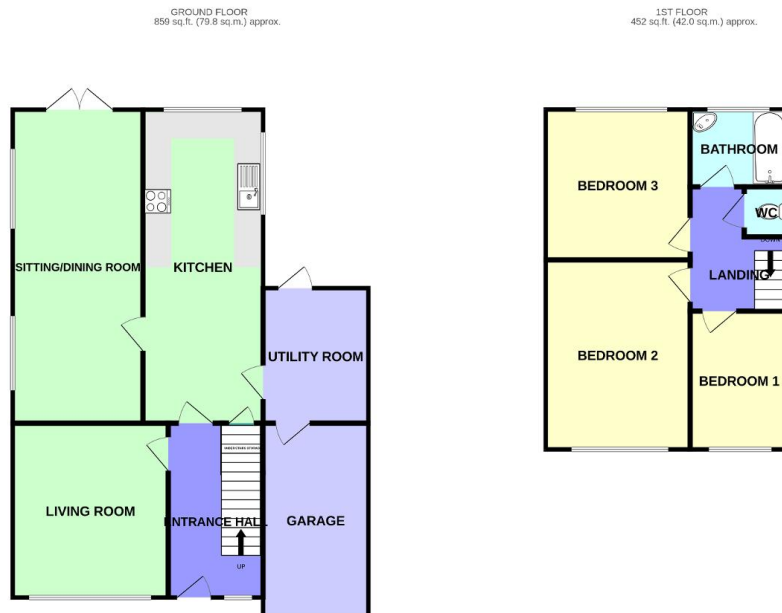
W/C - 4' 5" x 2' 5" (1.36m x 0.74m)

Bathroom - 5' 7" x 7' 2" (1.71m x 2.19m)

Landing - 9' 1" x 7' 3" (2.79m x 2.21m)



Floorplans



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.