



FLEXIAGENT

Market Leading, Independent Estate Agents



Knowle Avenue

Ainsdale, Southport, PR8 2PB

Offers In Excess Of £550,000

Flexi-Agent are pleased to offer this beautifully presented THREE DOUBLE BEDROOMS DETACHED extended & remodelled property to the open market in a very sought after pocket of Ainsdale. Located a short walk from boutiques, wine bars & eateries in Ainsdale Village, short distance from Ainsdale Beach, dunes & great nearby transport links.

The property briefly comprises of; large entrance hall, WC, rear lounge with sliding doors to the rear, open plan kitchen diner with sliding doors to the rear, separate utility room.

The first floor briefly comprises of three double bedrooms with master featuring custom hand made walk in wardrobe leading to ensuite, four piece family bathroom.

Externally the property offers front gated driveway & garage, to the rear offers a courtyard entertainment area followed by a SOUTH FACING sun catching garden.

KEY FEATURES

- High spec German designed kitchen with instant hot water tap.
- Open plan kitchen dining perfect for entertainment and indoor/outdoor living
- Hand made staircase

Viewings available upon request.

- Three double bedrooms
- Detached, circa 1676 sqft
- Leasehold: Peppercorn
- Three reception rooms
- Open plan kitchen diner
- Utility room
- Four piece bathroom & ensuite
- Gated driveway parking
- Rear courtyard & south facing sun catching garden
- Viewings available upon request

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



The floor plan shows a 4-bedroom house with a garage, lounge, kitchen, and dining room. The layout includes a central hall with a staircase, a WC, and a utility room. The rooms are labeled with their dimensions in both metric and imperial units.

Room	Dimensions (m)	Dimensions (ft)
Kitchen	3.40 x 3.60m	11'2" x 11'10"
Snug	2.90 x 3.30m	9'6" x 10'10"
Lounge	3.60 x 5.10m	11'10" x 16'9"
Utility Room	2.40 x 2.50m	7'11" x 8'2"
Garage	2.90 x 2.50m	8'3" x 8'2"
Dining Room	2.90 x 4.90m	9'6" x 16'1"
Hall	3.40 x 3.60m	11'2" x 11'10"
WC	0.4 x 0.7m	2'7" x 9'11"
Ensuite	2.30 x 2.50m	7'7" x 8'2"
Bedroom 1	3.90 x 3.40m	12'10" x 11'2"
Bedroom 2	3.60 x 3.30m	11'10" x 10'10"
Bedroom 3	3.00 x 3.60m	9'10" x 11'10"
Bedroom 4	1.60 x 3.30m	5'3" x 12'10"
Walk in Wardrobe	2.30 x 4.50m	7'7" x 14'9"
Bathroom	1.60 x 3.30m	5'3" x 12'10"

Total Area: 155.7 m² ... 1676 ft²
 All measurements are approximate and for display purposes only

A map of Ainsdale, WA, showing Knowle Ave and a blue location pin. The map is a Google Map with a light green background. A blue location pin is placed on Knowle Ave. The text "Knowle Ave" is written above the pin. The text "AINSDALE" is written below the pin. The Google logo is in the bottom left corner, and "Map data ©2024" is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			
(51-51) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(51-51) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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