

01704 500 008

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Trafalgar Road, Birkdale, Southport PR8 2NJ

Viewing: Strictly by arrangement with the Agents (01704) 500 008

£895,000

Subject to Contract

A rare opportunity to purchase a beautifully appointed, tastefully presented detached family house located to the shore side of Birkdale and within a prime residential area close to Royal Birkdale Golf Club.

The property offers well planned and attractively proportioned accommodation in excellent decorative order comprising Enclosed Porch, Hall, Fitted Cloakroom/wc, Front Living Room with stove, Front Dining Room also with stove and open access through to outstanding Orangery with bi-fold doors leading to the rear garden; fitted Dining Kitchen also with bi-fold doors and Utility Room to the ground floor. There is a galleried staircase leading to the first floor where there are four Bedrooms, two with En Suite Shower Rooms and principal Bathroom.

- Double Fronted Detached House
- Four Bedrooms, Three Bathrooms
- Three Reception Rooms
- Impressive Orangery

- Garage, Electrically Operated Gates
- Large Established Gardens
- Beautifully Presented Throughout
- Gas Central Heating & Double Glazing

Outside there are established, well maintained gardens to the front and rear, the front incorporating ample parking, remote controlled gates and a Garage. The large rear garden is enclosed and incorporates a feature decked terrace accessed from the Kitchen and Orangery, ideal for entertaining.

Trafalgar Road forms part of a highly sought after residential area to the shore side of Birkdale within walking distance of the famous Royal Birkdale Golf Club. The railway station at Hillside on the Southport/Liverpool line is also within walking distance and the many amenities of Birkdale Shopping Village are readily accessible, as are a number of local primary and secondary schools.

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Enclosed Porch

Hall

Fitted Cloakroom

Front Living Room - 4.85m x 5.08m (15'11" x 16'8") into bay

Front Dining Room - 5.41m x 3.48m (17'9" x 11'5")

Orangery - 5.66m x 5.18m (18'7" x 17'0") overall

Fitted Dining Kitchen - 5.41m x 3.48m (17'9" x 11'5")

Utility Room - 2.36m x 2.18m (7'9" x 7'2")

First Floor:

Principal Bedroom - 4.93m x 4.01m (16'2" x 13'2") overall, plus bay window

En-Suite Shower Room - 2.13m x 1.7m (7'0" x 5'7")

Rear Bedroom 2 - 3.56m x 3.45m (11'8" x 11'4")

En-Suite Shower Room - 1.98m x 1.73m (6'6" x 5'8")

Rear Bedroom 3 - 3.91m x 2.92m (12'10" x 9'7")

Front Bedroom 4 - 2.9m x 2.74m (9'6" x 9'0")

Bathroom - 3.96m x 2.06m (13'0" x 6'9")

Tenure: Freehold

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G.

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Ground Floor
Approx. 106.5 sq. metres (1146.5 sq. feet)



First Floor
Approx. 77.5 sq. metres (834.0 sq. feet)



Total area: approx. 184.0 sq. metres (1980.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Limited.
Registered Address: 5 Hill Street,
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Registered in England & Wales.
Company Registration Number 7931209
Managing Director - Karen L E Potter

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