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Market Leading, Independent Estate Agents



Burlington Road

Southport, PR8 4RX

Offers In The Region Of £675,000

Flexi-Agent are delighted to present this truly impressive five bedroom detached Victorian family home situated within the sought after and desirable residential setting of Burlington Road Birkdale. This establishment is maintained and tastefully presented throughout, this spacious Birkdale residence will be of much interest to a growing family wishing to live locally to Birkdale village centre, with ample travel links and a plethora of local amenities.

To the ground floor the property is briefly comprising of an enclosed front storm porch, inviting entrance hallway, separate cloak/WC, a spacious living room, a generously sized dining room both with impressive original ceiling coverings and mouldings, a rear reception/family room with an included fuel burner, and a large fitted breakfast kitchen.

To the first floor there are four bedrooms, the master being of an excellent size with its own modern en suite with underfloor heating, and also a separate family bathroom to the half landing. Stairs rise to the second floor landing and open office/study area and onward to a 5th spacious double bedroom.

This superb abode also benefits from a presentable and usable basement area with good head height, large utility area and storage room.

To the rear exterior there is decking access from family room & basement leading to an exceptionally large and expansive sun-catching garden being majority grass laid to lawn with fully stocked side borders hosting a vast selection of bushes, trees and plants. An added bonus is the purpose brick built detached garage/workshop with front and side

- Five spacious bedrooms
- Three reception rooms
- Modern fitted bathroom
- Spacious detached residence with period features throughout
- Generous basement with utility room
- Luxurious en-suite
- Stone throws away from local amenities, shops and travel links
- Sought after location
- Walking distance to Birkdale Village
- Viewings available upon request

Viewing

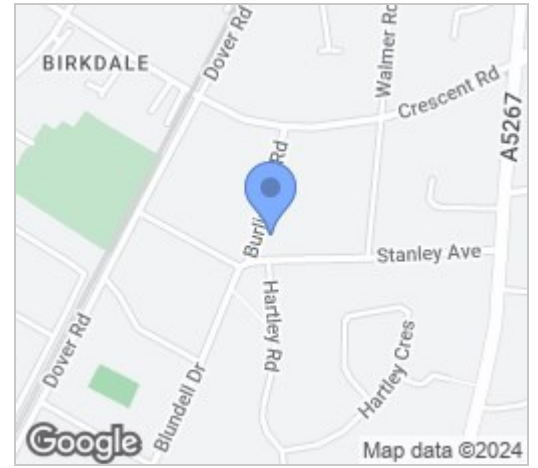
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



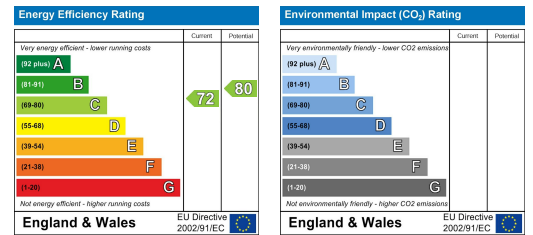
Floor Plan



Area Map



Energy Efficiency Graph



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