



FLEXIAGENT

Market Leading, Independent Estate Agents



Weld Road

Southport, PR8 2BX

Offers In Excess Of £700,000

Flexi Agent are delighted to present this HIGH SPECIFICATION, WELL PRESENTED VICTORIAN DETACHED SEVEN BEDROOMS SPANNING OVER 4000 SQFT to the open market. Situated in Birkdale, this breathtaking house offers a prime location near the ocean & only a short walk Birkdale Village & station. Additionally, it has the added appeal of being close to the renowned & award-winning Fisherman's Rest, which makes it the perfect place for people looking for a convenient and seaside lifestyle.

This magnificent home's ground level welcomes you with a charming entry. You enter a spacious porch after climbing the stone stairs from the side-lit driveway. Through another door, you'll find a stunning entry hall with a sweeping staircase that leads to the first floor. A spacious welcome area with a gorgeous marble fireplace & wide bay window with custom-made shutters is located on one side of the property. The Dining Room, which has a cast iron Victorian fireplace & fitted alcove cupboards, is accessible by a door at the back. A stunning front reception room & lounge/family room with a gorgeous tall bay window and tastefully made-to-measure plantation shutters is located on the other side of the house.

The visually magnificent kitchen, with its large central island acting as the main point, flows naturally from this space. This kitchen has everything you need for delicious meals, including a dishwasher, ovens, a grill, a double Belfast sink, a wine rack and cooler, and a seven-burner stove. A porch with a barn door overlooking the rear garden provides a touch of rustic appeal.

The basement offers a variety of useful areas, such as a spacious utility room, a games room, gym room & other storage rooms.

- Seven bedrooms
- Detached, circa 4109 sqft
- Victorian Property, over four floors
- Multiple reception rooms
- Spacious open plan kitchen family room
- Basement rooms & storage
- Four piece bathroom, two ensembles & shower room
- Front gated driveway parking
- Substantial plot with spacious rear 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.



7



4



4



E

Basement

- Utility Room: 4.21' x 3.13m / 13'8" x 10'2"
- Games Room: 4.18 x 5.37m / 13'9" x 17'7"
- Basement Room: 4.19 x 4.21m / 13'9" x 14'0"
- Store: 2.27 x 1.30m / 7'5" x 4'2"
- Gym Room: 4.22 x 4.77m / 13'10" x 15'6"
- Cellar

Ground

- Porch: 1.77 x 1.18m / 5'9" x 3'9"
- Dining Room: 4.40 x 4.17m / 14'5" x 13'8"
- Reception Room: 5.37 x 4.56m / 17'7" x 15'0"
- Kitchen: 4.58 x 4.25m / 15'0" x 13'11"
- Family Room: 4.76 x 4.25m / 15'8" x 13'11"
- Hall: 1.01 x 0.53m / 0'9" x 2'9"
- Porch: 1.01 x 1.01m / 0'9" x 3'3"
- Cellar

First

- Bedroom: 4.50 x 4.17m / 14'9" x 13'8"
- Bedroom: 4.76 x 4.25m / 15'8" x 13'11"
- Bathroom: 4.25 x 3.18m / 13'11" x 10'5"
- Storage
- Ensuite: 3.62 x 1.37m / 9'7" x 4'6"
- Landing: 1.33 x 0.26m / 0'9" x 0'7"
- Ensuite: 2.39 x 1.92m / 7'10" x 6'4"
- Bedroom: 5.40 x 4.15m / 17'9" x 13'6"

Second

- Bedroom: 4.16 x 3.82m / 13'8" x 12'5"
- Bedroom: 4.26 x 4.00m / 14'0" x 13'2"
- Bedroom / Study: 13'8" x 11'2"
- Landing: 1.00 x 1.55m / 0'9" x 16'
- Shower Room: 1.60 x 2.40m / 5'2" x 7'9"
- Bedroom: 4.26 x 2.61m / 14'0" x 8'7"

Total Area: 381.7 m² ... 4100 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

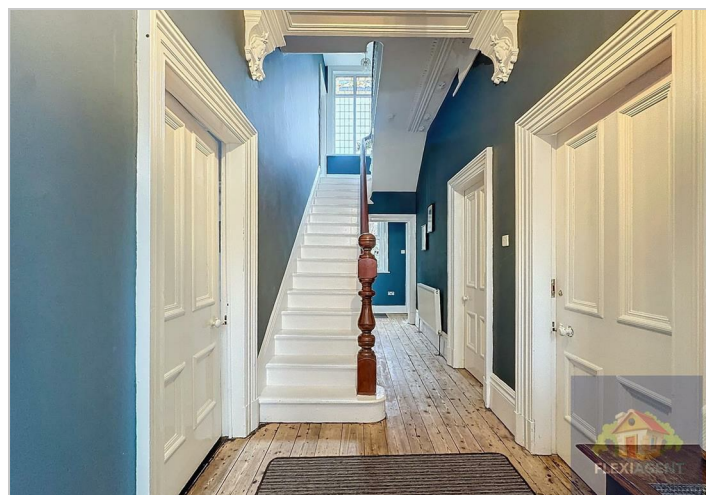
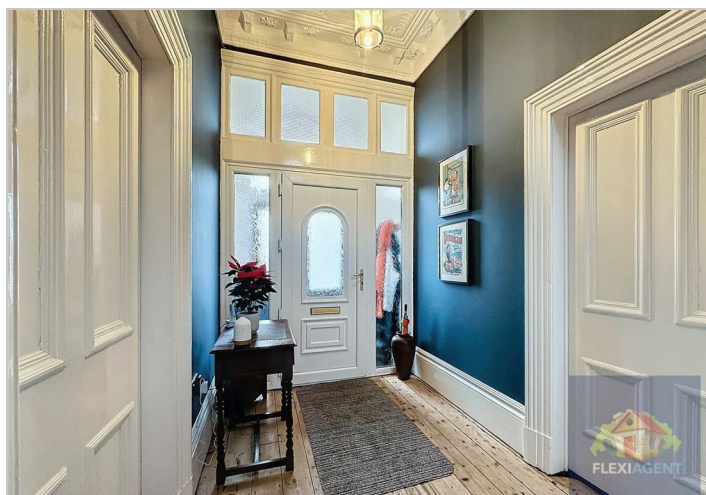
Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 51		Potential Score: 71

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 71		Potential Score: 92

England & Wales EU Directive 2006/18/EC



Flexi Agent LTD, 18-20 Coronation Walk, Southport, PR8 1RE
Tel: 01704 889455 | **Email:** sales@flexi-agent.co.uk | **Website:** www.flexi-agent.co.uk