



**9 Westbourne Road,  
Southport, PR8 2HZ.  
£729,995 Subject to Contract**



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*Southport's Estate Agent*

A substantial 'Victorian Villa' situated on Birkdale's shoreside, an extremely popular and sought after location convenient for Southport foreshore, Southport Town centre and the buzzing village of Birkdale with its range of speciality shops, restaurants, wine bars and railway station on the Southport to Liverpool commuter line. The property requires extensive modernisation but provides excellent potential for the right buyer to create a stunning individual home. The accommodation which is currently arranged on four floors, briefly includes vestibule entrance hall with cloak room, four reception rooms, a kitchen and utility, on the First Floor there are four bedrooms, one with an En Suite, a bathroom and WC, with three further bedrooms, a store room and bathroom on the Second Floor. There is a full basement with a number of substantial storage rooms and excellent scope for further development. The property stands in large established gardens to the front and rear, with off-road parking for several vehicles and a garage. No chain delay.

### **Enclosed Vestibule**

Double outer storm doors, figure glazed inner door...

### **Entrance Hall**

Ornate coving, a raised moulding to walls, stairs to the first floor with access below to the basement.

**Cloakroom** - 1.83m x 2.13m (6'0" x 7'0")

**WC** - 1.83m x 1.22m (6'0" x 4'0")

**Lounge** - 5.05m x 4.34m (16'7" into bay x 14'3")

Secondary glazed and leaded bay window. Gas fire and surround. Ornate coving, raised moulding.

**Dining Room** - 6.58m x 4.34m (21'7" x 14'3")

Secondary glazed and leaded windows to the front and side, attractive timber fire surround, raised moulding to walls and decorative coving.

**Rear Lounge** - 4.8m x 3.76m (15'9" extending to 24'3" x 12'4")

With two secondary glazed and leaded windows, tiled fireplace, decorative coving, raised moulding to ceiling. Archway to a dining/sitting area with leaded side windows and double-doors leading to a timber veranda, which overlooks the rear garden.

**Morning Room** - 4.11m x 3.45m (13'6" x 11'4" to chimney breast)

Gas fire, fixture cupboards and drawers to chimney recesses.

**Kitchen** - 3.78m x 2.26m (12'5" x 7'5")

Single drainer stainless steel sink unit, base units, wall cupboards, working surfaces, door to...

**Utility Room** - 2.13m x 2.06m (7'0" x 6'9")

Sink unit with plumbing for washing machine, 'Vaillant' gas central heating boiler, storage off.

### **First Floor**

**Bedroom 1** - 6.2m x 4.34m (20'4" x 14'3")

With secondary glazed windows, overlooking the front garden. Door leads to...

**En Suite Bathroom** - 2.84m x 1.96m (9'4" x 6'5")

Panel bath with pedestal wash hand basin, low level WC



**Front Bedroom 2** - 4.55m x 4.34m (14'11" x 14'3")

With two secondary glazed and leaded windows.

**Rear Bedroom 3** - 4.88m x 3.78m (16'0" x 12'5")

With two secondary glazed windows, overlooking the rear garden.

**Bedroom 4** - 3.45m x 3.68m (11'4" x 12'1" to chimney breast)

Secondary glazed window overlooking the rear garden.

**Bathroom** - 3.48m x 1.73m (11'5" x 5'8")

Panel bath, pedestal wash hand basin, built-in cupboards.

**WC** - 1.96m x 0.91m (6'5" x 3'0")

Low level WC.

**Second Floor**

Large landing with possible access to an extremely large void which could be developed further, subject to the usual consents, into a potential terrace overlooking the rear garden.

**Bedroom 5** - 5.82m x 4.37m (19'1" x 14'4")

With windows to the front and side, period fireplace.

**Bedroom 6** - 3.78m x 3.38m (12'5" x 11'1")

Period fireplace.

**Bedroom 7** - 4.32m x 2.9m (14'2" x 9'6")

Heading store

**Bathroom** - 3.4m x 2.74m (11'2" x 9'0")

With claw and ball fitted cast iron bath and wash hand basin.

**Basement**

There are an extensive number of rooms to the Lower Ground Floor which are ideal for further development and briefly measure-

1.21'4" x 14'6"

2.9'1" x 6'7"

3.17"x14'5"

4.15'9" x 12'4"

5.11'5" x 11'7" to chimney breast

6.9'2" x 6'5"

**Outside**

Extensive gardens to the front and rear, there are two entrances to the front garden, one leading to a brick coach house, measuring 20" x 12". Extensive walled rear garden.

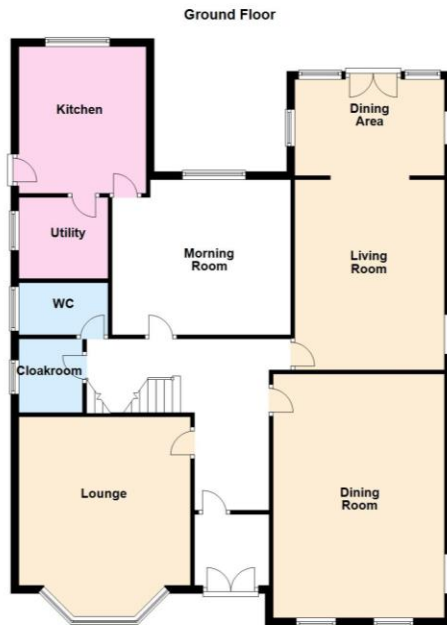
**Tenure**

Freehold

**Council Tax**

Sefton MBC Band G





Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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