



**6 Blandford Close, Birkdale, PR8 2DB**  
**'Offers In Excess Of' £500,000**  
**'Subject to Contract'**

Situated to an exclusive residential cul de sac on the much sought after Shoreside of Birkdale, this four-bedroom detached family house presents an exciting opportunity for those with a vision for renovation and improvement. This property offers excellent potential. Inside, the property unfolds to reveal spacious yet understated interiors, waiting to be transformed into a modern and comfortable living space. The ground floor comprises generous reception hallway leading to through lounge with dual aspect picture windows overlooking the impressive gardens. The main reception room flows effortlessly through to dining room and breakfast kitchen providing a functional layout that lends itself to various renovation possibilities. While the property requires a programme of modernisation and improvement, it presents a blank canvas for creativity and customization. Whether you envision a contemporary redesign or a restoration that pays homage to its original features, the possibilities are endless. Upstairs, four well-proportioned double bedrooms offer ample space for family living, each awaiting your personal touch to transform them into cosy retreats, the master also benefiting en-suite facility. There is also access to a separate family bathroom. Outside, the property benefits from a private garden, offering the perfect backdrop for outdoor entertaining and in the opinion of the agent a most definite feature! Off road parking is available to front for numerous vehicles and access via dual remote roll shutter doors to adjoining twin garages.. Conveniently located, this property enjoys easy access to buzzing Birkdale Village with a wide range of local amenities, including shops, restaurants, bars and excellent transport links on the Southport to Liverpool commuter line, ensuring that all your daily needs are within reach. In summary, this four-bedroom detached family house presents an exciting opportunity for those seeking a project to make their own mark. With excellent potential for renovation, this property offers the chance to create a truly bespoke home tailored to your tastes and lifestyle. Don't miss out on this rare opportunity to unlock the full potential of this hidden gem.

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*Southport's Estate Agent*

## Reception Hall

Upvc double glazed entrance door and opaque Upvc double side screens leading to entrance hall. Turn stairs lead to first floor with handrail, newel post. Generous sized hallway with door leading to...

## Cloakroom/ Wc - 1.75m x 1.73m (5'9" x 5'8")

Opaque Upvc double glazed window, low level Wc and pedestal wash hand basin and hanging space to one wall.

## Through Lounge - 7.32m x 4.22m (24'0" x 13'10")

Upvc double glazed picture windows to both front and overlooking rear of property. Upvc double glazed window to side. Living flame gas fire with marble interior, hearth and fire surround. Glazed double doors provide open plan access leading to....

## Dining Room - 4.24m x 3.63m (13'11" x 11'11")

Upvc double glazed picture window and door leading to rear garden. Internal door leads to....

## Breakfast Kitchen - 5.59m x 3.63m (18'4" x 11'11" reducing to 8'10")

Upvc double glazed window overlooking rear of property and further Upvc double glazed door and window to side. Breakfast kitchen open plan with dining area and a number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer, space is available for free standing fridge freezer and space for cooker. Partial wall tiling and door leads back to entrance hall.

## First Floor Landing

Upvc double glazed window to front, built in airing cupboard housing hot water cylinder, loft access from landing via drop down ladder.

## Bedroom 1 - 6.07m x 4.24m (19'11" overall measurements to rear of wardrobes reducing to 13'11"x 13'11")

Upvc double glazed side and rear windows overlook gardens. Useful built in cupboard to one wall with hanging space and shelving, door leads to.....

## Ensuite Shower Room/ Wc - 2.62m x 1.75m (8'7" x 5'9")

Opaque Upvc double glazed window, three-piece suite comprising of low-level Wc, pedestal wash hand basin and step in shower enclosure with plumbed in shower and wall grip.

## Bedroom 2 - 2.97m x 4.24m (9'9" x 13'11" to rear of wardrobes)

Upvc double glazed window to front of property, fitted wardrobes with hanging space and shelving and overhead storage cupboard. Matching knee hole dressing table and drawers including bedside cabinets.

## Bedroom 3 - 3.71m x 2.77m (12'2" x 9'1")

Upvc double glazed window to side and overlooking rear of property, useful built in cupboard to one wall with hanging space and shelving.

## Bedroom 4 - 2.74m x 2.74m (9'0" x 9'0")

Upvc double glazed window to side and overlooking rear of property, useful built in cupboard to one wall with hanging space and shelving.

## Bathroom/ Wc - 2.64m x 1.7m (8'8" x 5'7")

Opaque Upvc double glazed window, low level Wc, pedestal wash hand basin and panelled bath with plumbed in shower, wall grip and part wall tiling.

## Outside

Well maintained gardens to rear, landscaped with shaped lawn and edged borders well stocked with a variety of plants, shrubs and trees. Rockery borders and flagged front driveway access providing off road parking for numerous vehicles and lead to twin garage access via electric remote up and over doors. Garage measures 21'5" x 18'4" overall measurements having electric light and power supply curtesy door to rear of property and further boiler room housing 'Ideal' centrally heated boiler system. Secure side access leads to enclosed gardens at the rear, in the opinion of the Agent a definite feature being private and not directly overlooked arranged in tiers with shaped lawn established borders wild borders with a variety of well stocked plants, shrubs and trees, patio and timber storage shed.

## Council Tax

Sefton MBC band F

## Tenure

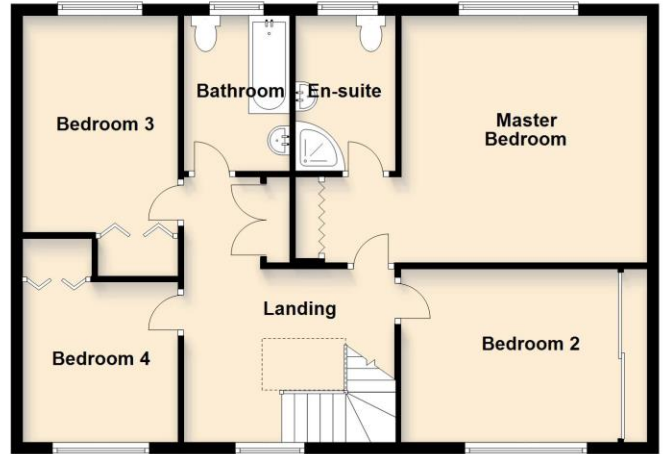
We are unable to obtain any information from Land Registry in regard to this address, we believe that the property is currently an unregistered leasehold title. If this is to be the case, the property will be registered by the Conveyancer acting on behalf of the purchaser on completion.



Ground Floor



First Floor



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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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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