



**‘The Woodlands’ 4 Gloucester Road,
Birkdale, Southport, PR8 2AU
£975,000 Subject to Contract**



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Southport's Estate Agent

Inspection Essential.

We are delighted to offer for sale this historic detached family house completed in a pleasing Italianate style. The property is one of the first properties built in 'Birkdale Park' and it was believed to be built in around 1851 by well respected, local builder, John Aughton. The property is grade 2 listed, and also forms part of the 'Birkdale Park and Gloucester Road' conservation area.

The generous, well proportioned accommodation extends over 3 levels and briefly includes; spacious entrance hall, study, dining room, drawing room, family room, breakfast kitchen, conservatory and utility room. On the first floor there are four double bedrooms, a family bathroom and the main bedroom also has an en suite shower room, there are two further bedrooms and a bathroom to the second floor. 'The Woodlands' stands in extensive grounds extending to approximately 0.6 of an acre; there is ample parking to the front for a number of cars, a two car garage and a perfect mature family garden with rolling lawns, borders, mature trees and shrubs and enjoying a Southerly aspect. The property is situated in a popular and much sought after location convenient for both the Southport Town Centre and facilities at Birkdale Village which include the railway station on the Southport to Liverpool commuter line and a number of individual, speciality shops, wine bars and restaurants.

This is a rare opportunity to buy a historic landmark property in Southport and an early inspection cannot be too highly recommended.

Open Porch

Decorative tiled floor, feature outer door with decorative stained glass and leaded insert.

Entrance Hall

Plate rail and coving, stairs to the first floor.

Cloak Room - 1.45m x 3.4m (4'9" x 11'2")

Double glazed window.

WC - 1.12m x 1.45m (3'8" x 4'9")

Double glazed window. Pedestal wash hand basin and low level WC.

Study - 4.57m x 4.57m (15'0" into side bay x 15'0")

Secondary glazed windows to the side and to the front. Living flame, 3KW coal effect gas fire with a pine surround, decorative cast iron and tiled interior.

Dining Room - 4.78m x 4.22m (15'8" x 13'10")

Secondary glazed bay window.

Drawing Room - 5.79m x 4.27m (19'0" into side bay x 14'0")

Secondary glazed side bay and secondary glazed window to the front. White Marble fireplace with open, cast iron interior.

Family Room - 4.32m x 4.93m (14'2" x 16'2" excluding both chimney recess)

Secondary glazed window to the side, fixture pine cupboards and drawers to one recess and fixture book shelving to the remaining three recesses. Cast iron, multifuel stove.

Breakfast Kitchen - 4.27m x 4.27m (14'0" x 14'0")

Stainless steel, double bowl sink unit with mixer tap. A range of pine, base units with cupboards and drawers, wall cupboards, tiled working surfaces. Recess with a four oven gas Aga, four ring gas hob with cooker hood above, Potterton gas central heating boiler. Plumbing for dishwasher and tiled floor.

Conservatory - 2.74m x 5.74m (9'0" x 18'10")

Hardwood double glazed windows and doors to the rear garden, tiled floor.



Utility Room - 2.21m x 4.27m (7'3" x 14'0")

Stainless steel sink unit, base unit, plumbing for washing machine, extractor and door to outside.

First Floor Landing**Bedroom 1** - 3.35m x 3.68m (11'0" extending to 17' 7" x 12'1" extending to 14')

Double glazed and secondary glazed windows to side and rear, built in wardrobes to one wall.

En Suite Shower Room - 1.93m x 2.06m (6'4" x 6'9")

Vanity wash hand basin with cupboards below, low level WC and step-in shower enclosure with 'Mira' thermostatic shower. Electric shaver point.

Bedroom 2 - 4.8m x 4.22m (15'9" x 13'10")

Secondary glazed windows to the front and side. White painted fire surround with decorative cast iron and tiled interior and tiled hearth. Built in wardrobes.

Bedroom 3 - 5m x 4.29m (16'5" x 14'1")

Secondary glazed windows to front and side.

Bedroom 4 - 3.61m x 4.27m (11'10" x 14'0")

Secondary glazed window

Bathroom - 4.34m x 2.41m (14'3" reducing to 7'3" x 7'11" reducing to 10'1")

Double glazed and secondary glazed windows, pedestal wash hand basin, bidet, panelled bath, shower enclosure with electric shower, walk in airing cupboard with hot water cylinder and housing a second Potterton gas central heating boiler.

WC - 1.83m x 1.17m (6'0" x 3'10")

Low level WC and double glazed window.

Second Floor**Bedroom 5** - 3.66m x 4.27m (12'0" x 14'0")

Secondary glazed window.

Bedroom 6 - 5.87m x 4.32m (19'3" overall measurements x 14'2")

Double glazed and secondary glazed windows.

Bathroom - 2.84m x 2.67m (9'4" overall measurements x 8'9")

Panelled bath, pedestal wash hand basin and low level WC. Part wall tiling and shower enclosure with electric shower. Extractor, double glazed window.

Outside

The property stands in a substantial and mature plot extending to approximately 0.6 of an acre. The loose stone driveway at the front provides off road parking for a number of vehicles and leads to the double garage at the side, which measures 18'11" x 16'4" with up and over door, light, power and side courtesy door. The property is well screened from the road by mature trees and shrubs. The extensive rear garden provides a rolling lawn and borders again stocked with mature trees and shrubs.

Council Tax

Sefton MBC band G.

Tenure

Leasehold for 999 years from 29 September 1923 with a ground rent of £3.25 per year.





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



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