



**‘Crag Bark’, 1 Blandford Close
Birkdale, PR8 2DB, £550,000
‘Subject to Contract’**

Situated to an exclusive residential cul de sac on the much sought after Shoreside of Birkdale, this three-bedroom detached dormer bungalow offers deceptive living accommodation throughout. The ground floor comprises generous reception hallway with Wc and access to integral double width garage. The main reception space is perfect for entertaining and overlooks the impressive rear gardens. Open plan access leads to a dining room with further door to breakfast kitchen and separate utility. There is also a master bedroom and shower room to the ground floor. A fixed staircase leads to the first floor with two further double bedrooms and separate bathroom with Wc. 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 remote roll shutter doors to adjoining double width garage. 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.

Entrance Hall

Entrance door with glazed and leaded motif insert, opaque double glazed and leaded side inserts lead to entrance hall. Turn staircase leads to first floor with handrail, spindles and newel post. Useful under stairs storage cupboard access. Dado rail, coving and ceiling rose. Door leads to integral garage and further internal door leads to...

Cloakroom/ WC - 1.93m x 1.27m (6'4" x 4'2")

Opaque Upvc double glazed window, low level WC, pedestal wash hand basin and mid way wall tiling with hanging space to one wall.

Integral Garage - 5.36m x 5.31m (17'7" x 17'5")

Double width garage access via roll shutter remote door, electric light and power supply and housing meters, electric consumer unit and curtesy door to entrance hall.

Living Room - 6.15m x 5.77m (20'2" into bay x 18'11" into recess)

Double glazed and leaded double doors and windows with access via bay overlooking delightful garden to rear. Working fire with marble interior, hearth and ornate fire surround. Picture rail, wall light points and archway provides open plan access leading to...

Dining Room - 4.27m x 3.02m (14'0" x 9'11")

Double glazed and leaded door, with windows to rear garden and separate glazed stained and leaded motif style window to side. Door leads to...

Breakfast Kitchen - 3.61m x 3.78m (11'10" x 12'5" into recess)

Upvc double glazed window overlooks front of property. Built in pantry cupboard and glazed door leads to utility. Main kitchen arranged with a number of built in base units with cupboards and drawers, wall cupboards and working surfaces incorporating breakfast bar. One and half bowl sink unit with mixer tap and drainer. Space is available for cooker and plumbing available for dishwasher. Part wall tiling and tile effect style flooring. Door to...

Utility Room - 1.6m x 2.34m (5'3" x 7'8")

Glazed door and window to side, base units with working surfaces, cupboards and single bowl sink unit. Plumbing is available for washing machine.

Master Bedroom - 4.83m x 4.55m (15'10" into bay x 14'11" to front of wardrobes)

Double glazed bay window overlooking gardens to rear, attractive extensive fitted wardrobes with drawers, hanging space and shelving.

Shower Room - 3.4m x 1.75m (11'2" x 5'9")

Opaque Upvc double glazed window, three-piece modern white suite comprises of low-level WC, pedestal wash hand basin with mixer tap, step in shower enclosure with plumbed in thermostatic shower and heated towel rail to part wall tiling. Wall light points.

First Floor Landing

Upvc double glazed overhead window to galleried landing with two useful built in storage cupboards, one housing hot water cylinder. Door leads to...

Bedroom 2 - 4.88m x 2.97m (16'0" x 9'9")

Upvc double glazed window to side and overlooking rear of property. Loft access and under eaves storage.

Bedroom 3 - 4.88m x 2.87m (16'0" into bay x 9'5")

Upvc double glazed window to side and overlooking rear of property, under eaves storage cupboard access.

Bathroom/WC - 2.08m x 2.72m (6'10" x 8'11")

Upvc double glazed window, three-piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and glazed shower screen with electric shower unit. Tiled walls with ladder style heated towel rail.

Outside

The property occupies an elevated established plot, in the opinion of the estate agent a definite feature with flagged driveway access with off road parking provided for numerous vehicles leading to double width adjoining garage at the front. Crazy paved well stocked borders include a variety of plants, shrubs and trees to rockery and rear garden is predominantly flagged patio and shaped lawn water feature and garden pergola, raised borders well stocked and screened being a definite feature.

Council Tax

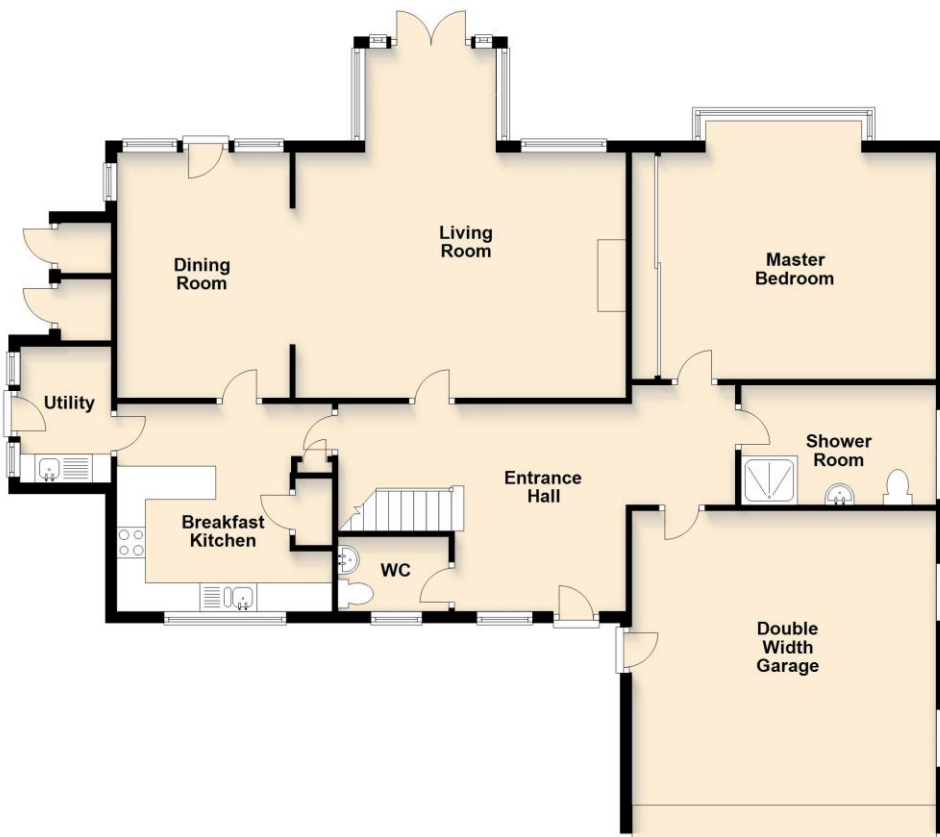
Sefton MBC band F.

Tenure

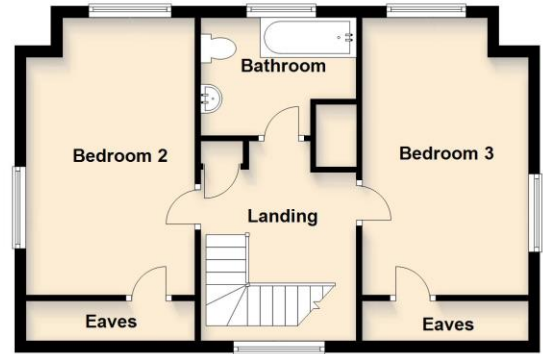
Leasehold for 999 years less 10 days from 29 September 1888 with a ground rent of £25.



Ground Floor



First Floor



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



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