



**6a Gainsborough Road, Birkdale,
Southport, PR8 2EY
£800,000 Subject to Contract**



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

This fabulous family home effortlessly combines the elegance of a character residence together with the perfect balance of modern living. The property has been comprehensively and sympathetically modernised by the present owners over a number of years and is a testament to their vision, exacting specifications and eye for detail. The accommodation which is described in much greater detail below is arranged on three levels, providing generous family living space on the ground floor including; entrance porch leading to reception hallway with WC and door via inner hall to adjoining integral garage. A front lounge provides the perfect place to relax, living/dining room, open plan living, breakfast kitchen and utility. On the first floor, there are four bedrooms, and a family bathroom/WC. The master bedroom suite benefitting large dressing room and en-suite shower room with WC. A further two bedrooms with separate shower room/Wc are located via fixed staircase leading to the second floor, ideal for use as a teenager suite! The landscaped gardens adjoining the property are in the opinion of the agent a definite feature providing secure off-road parking to a front driveway and extensive lawned garden to rear with well stocked borders.. The property is located in one of the North West's most sought-after roads, close to Royal Birkdale Golf Club and a short walk to the vibrant buzzing Birkdale Village with its range of restaurants, wine bars and specialty shops. For more information or to arrange a viewing of the truly outstanding property please ring Chris Tinsley 01704 512121.

Enclosed Entrance Vestibule

With access via open pillared entrance with tiled flooring and glazed, leaded light outer door. Complimentary side windows, inner door to....

Reception Hall

Turned stairs leading to first floor galleried landing, PCAI double glazed side window and useful cupboard access to understairs. Further built-in cupboard with hanging space and shelving. Door leads via inner hall access including additional hanging space to integral garage.

Integral Garage - 5.69m x 2.77m (18'8" x 9'1")

Timber single glazed side window. Up and over door access via front driveway, electric light and power supply. 'Worcester' combination style central heating boiler. Also housing water cylinder.

Sitting Room - 5.26m x 3.91m (17'3" into bay x 12'10")

PCAI double glazed window to front. Wall light points.

Wc - 2.54m x 1.04m (8'4" x 3'5")

PCAI double glazed window. Low level Wc, pedestal wash hand basin with mixer tap and tiled splash back. Ladder style chrome heated towel rail.

Living/Dining Room - 6.58m x 4.09m (21'7" x 13'5")

PCAI double glazed double French doors and windows, providing access and overlooking delightful garden to rear. Two arched style timber double glazed windows to side. Remote control living flame gas fire with attractive Limestone interior, hearth and fire surround.

Family Room/Breakfast Kitchen - 7.65m x 5.33m (25'1" overall measurements x 17'6") reducing to 3.73m x 0m (12'3")

Modern style 'Kitchen Craft' fitted breakfast kitchen open plan with family room to rear, ideal for entertaining and providing a most impressive aspect including access via patio doors to the rear garden. The kitchen comprises of a cream shaker style with a number of built-in base units including cupboards and drawers. Wall cupboards with under unit lighting, corner space saving pantry cupboard and Granite working surfaces. Appliances comprise; 'Neff' five ring induction hob with complimentary splash back and canopy style extractor over. 'Neff' fan assisted double oven and grill and eye level microwave oven. To the working surfaces there is a 1 1/2 bowl sink unit with mixer tap and separate 'Quooker' instant hot water tap and waste disposal unit. Further integral appliances include, large fridge and dishwasher. Glazed door leads to....

Utility Room - 1.35m x 4.7m (4'5" x 15'5")

'Poggenpohl' fitted units including base units with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Plumbing is available for washing machine and space for tumble-dryer. Space also available for free standing fridge freezer. Glazed window to family room and 'Velux' window to roof pitch. Courtesy door leads to front.



First Floor Galleried Landing

Turned stairs lead to the second floor with handrail, spindles and newel post. Three PCAI double glazed side windows. Wall light points. Door opens to useful built-in cupboards, one with extensive linen shelving.

Master Bedroom Suite

Dressing Room - 2.39m x 3.78m (7'10" x 12'5")

Open plan leading to master bedroom. Door leads to en-suite shower room/WC.

Master Bedroom - 3.86m x 5.31m (12'8" x 17'5" to rear of wardrobes)

PCAI double glazed window overlooks rear garden.

En-Suite Shower Room/WC - 3.4m x 1.27m (11'2" x 4'2")

Opaque PCAI double glazed window. Four-piece white suite comprising of; low level WC, bidet, vanity wash hand basin including mixer taps and cupboards below and step-in shower enclosure with plumbed-in shower. Tiled walls and flooring with ladder style chrome heated towel rail, recess spot lighting and wall mounted extractor.

Bedroom 2 - 4.85m x 3.94m (15'11" x 12'11" to rear of wardrobes)

PCAI double glazed window overlooks garden and includes an extensive range of fitted wardrobes including knee hole dressing table and drawers. Opaque PCAI double side window and wall light point.

Bedroom 3 - 4.55m x 4.01m (14'11" x 13'2" to rear of wardrobes)

PCAI double glazed window to front. Fitted wardrobes including bedside cabinets and drawers. Kneehole dressing table and drawers. Vanity wash hand basin with 2X tabs and wall light point.

Bedroom 4/Office - 2.62m x 3.89m (8'7" to rear of wall cupboards x 12'9")

PCAI double glazed window, bedroom currently arranged as an office with fitted wardrobes and wall shelving.

Family Bathroom/WC - 2.29m x 2.9m (7'6" x 9'6")

Opaque PCAI double glazed windows, three-piece modern white suite including vanity wash hand basin incorporating cupboards and low-level WC. Twin grip panelled bath with mixer tap and folded shower screen, plumbed-in shower and recess spot lighting.

Second Floor

Ideal for arrangement as a teenager suite. 'Velux' window to roof pitch, door to....

Bedroom 5 - 6.88m x 4.98m (22'7" x 16'4" overall measurements including areas of reduced head height)

Two 'Velux' skylights to roof pitch. PCAI double glazed window to front. Fitted wardrobes and drawers. Access to eaves storage. Perfect for use as a teenager's suite.

Bedroom 6 - 3.23m x 4.14m (10'7" x 13'7" overall measurements from front of wardrobes including areas of reduced head height)

'Velux' window to roof pitch. PCAI double glazed window overlooking rear of property. Fitted wardrobes, kneehole dressing table and drawers. Eaves storage.

Shower Room/WC - 1.42m x 2.34m (4'8" x 7'8")

'Velux' window, three-piece suite including low level WC incorporating vanity wash hand basin with mixer tap and step-in shower enclosure with electric shower. Partial wall tiling and vanity wall mirror. Extractor.

Outside

The property enjoys extensive landscaped gardens to both front and rear. Set well back from the road with access to secure block-paved driveway via wrought iron gates, off road parking is provided for numerous vehicles. Shaped borders are well stocked with ornamental shrubs and conifer trees. Access to adjoining garage with access via up and over door. The rear garden is a most definite feature, well screened and not directly overlooked with raised patio, flower borders and steps down to extensive lawn leading to Summerhouse and further garden to rear, perfect for families.

Tenure

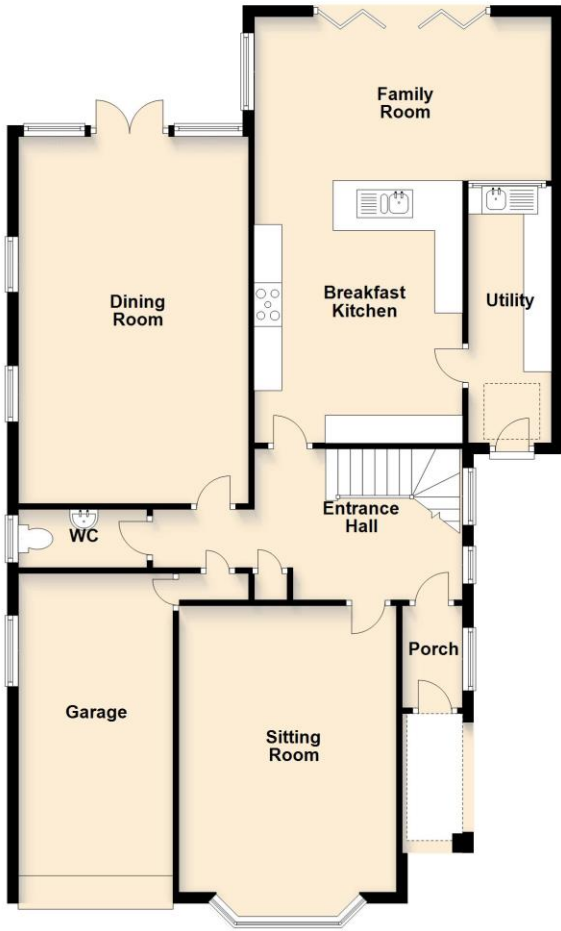
Freehold

Council Tax Band

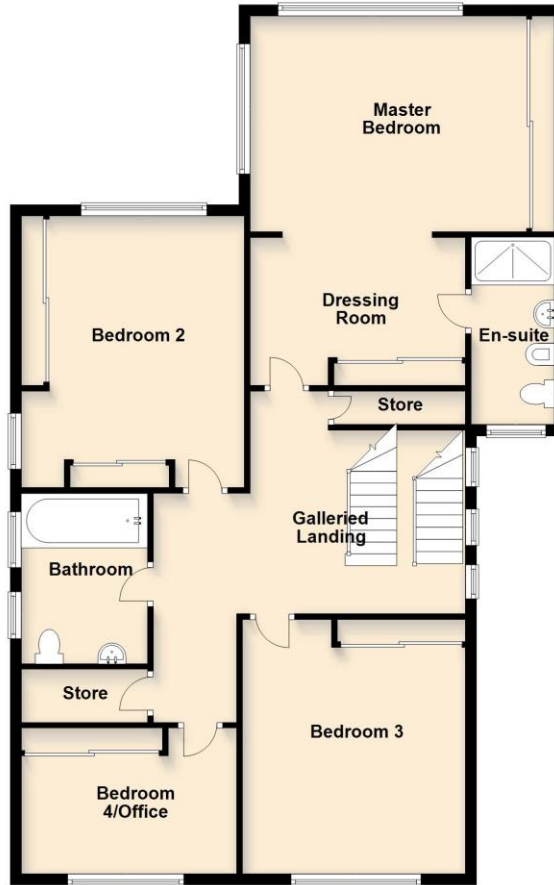
Sefton MBC Band G.



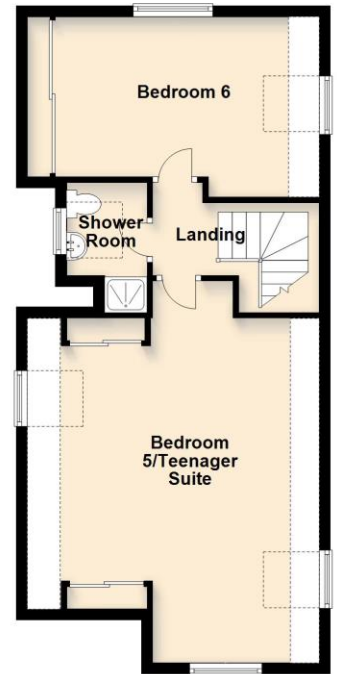
Ground Floor



First Floor



Second Floor



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



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.