



‘Calverley’, 46 Grosvenor Road, Birkdale, PR8 2ET
‘Offers In Excess Of’ £700,000
‘Subject to Contract’

Situated arguably on one of the most sought-after roads in Birkdale sits this four-bedroom double fronted detached family house presenting an exciting opportunity for those with a vision for renovation and improvement. With its prominent position on the road this property exudes character and potential, awaiting a new owner to breathe life into its timeless charm. Inside, the property unfolds to reveal spacious yet understated interiors, waiting to be transformed into a modern and comfortable living space. The generous ground floor comprises an inviting reception hallway leading to through living room, sitting room, breakfast kitchen, utility room and breakfast room providing a functional layout that lends itself to various extension and 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 bedrooms offer ample space for family living, each awaiting your personal touch to transform them into cozy retreats. The master also benefiting en suite. Outside, the property benefits from a most impressive garden including sweeping carriage driveway to front. The rear garden offers the perfect backdrop for outdoor entertaining. There is also access available to a number of large garage/workshops. The property is situated in an extremely sought-after location, in the heart of Birkdale's 'Shoreside', close to Royal Birkdale Golf Course, and a comfortable walk away from the vibrant, Victorian Village at Birkdale, with its specialty shops, wine bars, restaurants and the railway station on the Southport to Liverpool Line.

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Southport's Estate Agent

Enclosed Entrance Vestibule

With glazed outer door, tiled flooring with inset matwell and glazed inner door leading to...

Reception Hall

Generous reception entrance with stairs leading to first floor including handrail and newel post. Partial wooden flooring and door leads to...

Cloakroom/ WC - 1.65m x 1.3m (5'5" x 4'3")

Upvc double glazed window, low level WC, wash hand basin and midway wall tiling.

Living Room - 9.25m x 4.85m (30'4" overall measurements x 15'11" into inglenook)

Through reception room with Upvc double glazed window overlooking front of property, inglenook to side with living flame gas fire inset to chimney breast including tiled interior, hearth and further double-glazed windows to side. A set of double-glazed doors with windows open to garden at the rear.

Sitting Room - 4.55m x 4.88m (14'11" x 16'0" into side inglenook)

Upvc double glazed window, inglenook with living flame gas fire, marble interior, hearth and ornate style surround with further Upvc double glazed windows to side. Serving hatch to kitchen.

Breakfast Kitchen - 3.51m x 4.37m (11'6" x 14'4")

Upvc double glazed side window, glazed door leads to utility room and further doorway leads to breakfast room. Kitchen incorporates a range of built in base units including cupboards and drawers, wall and glazed china cupboards and working surfaces incorporating breakfast bar. Appliances include electric oven, four ring gas hob and space is available for free standing fridge freezer. Single bowl sink unit with mixer tap and drainer, tile effect flooring, picture rail and glazed inner door leads to....

Utility Room - 3.28m x 2.82m (10'9" x 9'3")

Upvc double glazed window overlooks garden to rear. Base units include cupboards and drawers with working surfaces and twin bowl sink unit with mixer tap and single drainer. Utility houses 'Worcester' central heated boiler system. Tiled flooring, glazed door leads to....

Adjoining Garage/ Workshop - 9.45m x 5.94m (31'0" reducing to 11'8" x 19'6" reducing to 10'5")

Remote up and over door access to front, electric light and power supply leading to useful workshop area with two Upvc double glazed windows overlooking garden and separate door to enclosed side area.

Breakfast Room - 2.92m x 2.26m (9'7" x 7'5")

Upvc double glazed window overlooks gardens to rear, doorway provides open plan access to useful built in pantry cupboard under stairs with mid way wall tiling.

First Floor Landing

Upvc double glazed window overlooks garden to rear. Built in cupboard, loft access.

Master Bedroom - 5.23m x 4.85m (17'2" x 15'11" into inglenook)

Upvc double glazed window to front, inglenook to side with opaque Upvc double glazed windows, picture rail and glazed door leads to....

Ensuite Bathroom/ WC - 2.51m x 3.05m (8'3" x 10'0")

Opaque Upvc double glazed window, five-piece white suite comprising of low-level WC, bidet, pedestal wash hand basin with mixer tap and corner panelled bath including step in shower enclosure with plumbed in shower and part wall tiling and wall grip. Airing cupboard houses hot water cylinder.

Bedroom 2 - 4.55m x 4.88m (14'11" x 16'0" into side inglenook)

Upvc double glazed window to front, inglenook to side with Upvc double glazed windows. Picture rail and pedestal wash hand basin.

Bedroom 3 - 4.8m x 3.35m (15'9" x 11'0" overall measurements into recess)

Upvc double glazed window to side and overlooking rear of property. Vanity wash hand basin.

Bedroom 4 - 3.63m x 3.94m (11'11" x 12'11")

Upvc double glazed window overlooks gardens to rear.

Bathroom - 1.68m x 3.05m (5'6" x 10'0")

Glazed overhead window to master ensuite with two-piece bathroom suite comprising of vanity wash hand basin and panelled bath with single grip, mixer tap and shower attachment. Airing cupboard access houses hot water cylinder.

WC - 1.55m x 0.81m (5'1" x 2'8")

Opaque Upvc double glazed window, low level WC.

Outside

The property enjoys an established mature plot, generous in size with access via sweeping carriage driveway providing off road parking for numerous vehicles with easy in and out access. Ornamental borders are well stocked with a variety of plants, shrubs and trees. Secure gated side access points lead via 2 garages, one to the left-hand side measuring 29' x 21'3" overall measurements into recess including electric light and power, with double gates leading via driveway continued to rear and large detached workshop. A separate garage/ workshop is accessed to the right-hand side of the property via remote up and over door and measures 31' reducing to 11'8" x 19'5" reducing to 10'5" including electric light and power supply points and leading to main accommodation. The rear of the property is in the opinion of the Estate Agent a most definite feature with a third separate detached garage/workshop measuring 35' x 15'9" reducing to 12'2" including electric light, power and working pit. The well screened private gardens enjoy a Southwest facing orientation and well stocked with laid to lawn, trees, shrubs and plants.

Council Tax

Sefton MBC band G

Tenure

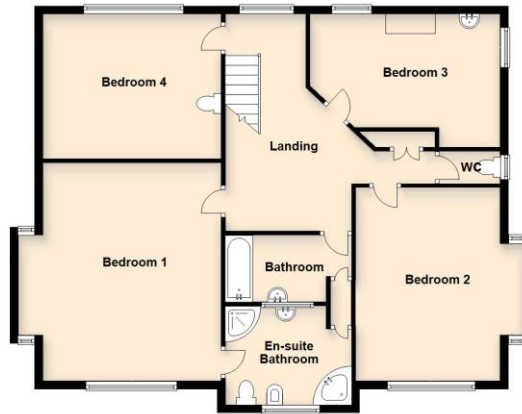
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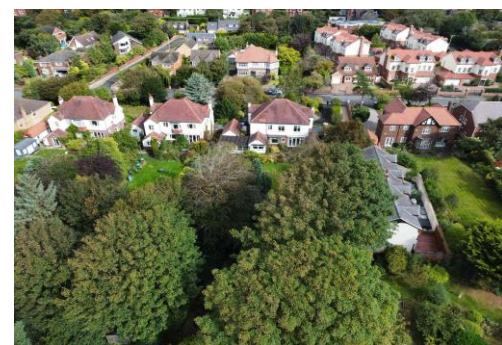
Ground Floor



First Floor



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



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