



**23 Grosvenor Road
Birkdale, PR8 2JG, £850,000
'Subject to Contract'**



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Southport's Estate Agent

Situated arguably on one of the most sought-after roads in Birkdale sits this seven-bedroom double fronted detached family house occupying a slightly elevated plot. With its prominent position on the road this property exudes character and appeal, still retaining a number of original pleasing features including a number of glazed and leaded light inserts together with motive transoms. Inside, the property unfolds to reveal spacious yet understated interiors, striking the perfect balance of period charm and modern, comfortable appeal. The generous ground floor comprises an inviting reception feature hallway leading to a number of reception rooms, including modern style breakfast kitchen and ground floor utility and separate WC. To the first floor there are five well-proportioned bedrooms, two with en-suite and separate modern family bathroom. The top floor provides a two further bedrooms, perfect for use as teenager suite! Outside, the property benefits from a most impressive gardens, enjoying a slightly elevated position on the road. The rear garden offers the perfect backdrop for outdoor entertaining, private, established and mature, there is also access available to a large garage including off road parking for several vehicles. 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.

Open Canopy Entrance Vestibule

Tiled flooring to entrance, original glazed, stained and leaded light inserts with entrance door leading to...

Reception Hall

A grand reception hall with stairs leading to first floor via pillared newel post with handrail and spindles. Feature glazed stained and leaded light picture windows to front reception room inglenooks and ornate picture rail, wall freeze, ceiling moulding and ceiling rose. Door leads to useful under stairs storage cupboard with glazed side door access to rear and further door leading to...

WC - 1.57m x 0.64m (5'2" x 2'1")

Opaque glazed window, low level WC, vanity wash hand basin with mixer tap and cupboards below. Tiled flooring and mid way wall tiling.

Utility/ Cloaks Cupboard - 2.72m x 1.4m (8'11" x 4'7")

Glazed window to rear, hanging space and working surfaces conceal plumbing for washing machine and space for tumble dryer. Utility houses wall mounted 'Worcester' central heated boiler system.

Formal Dining Room - 5.46m x 4.88m (17'11" into bay x 16'0" into inglenook)

Glazed sash bay window to front with glazed transoms and window seat fitted to bay. Feature side inglenook with original glazed stained and leaded light picture windows to recess and marble fireplace and hearth with wooden fire surround. Picture rail, wall light points and wall moulding, coving and ceiling rose.

Principle Lounge - 6.53m x 4.85m (21'5" x 15'11" into inglenook)

Glazed window to front and feature glazed stained and leaded light transoms above. Inglenook with glazed leaded light picture windows to recess and gas fire with stone interior, surround and hearth. Picture rail, part wall tiling, ceiling moulding, coving and ceiling rose. A number of wall light points and glazed door leads to...

Garden Room/ Side Lean To - 5.97m x 2.77m (19'7" x 9'1")

Glazed door opens to garden at the rear. Feature garden style lean to with rockery style walls with plants and shrubs being a definite feature.

Morning Room - 4.34m x 3.78m (14'3" into recess x 12'5")

Glazed sash window overlooks gardens to rear, fireplace and glazed tall cupboard to recess. Picture rail, coving and ceiling rose. Door leads to...

Breakfast Kitchen - 6.22m x 2.67m (20'5" x 8'9")

Glazed door and window overlooks garden to rear. Kitchen arranged in a modern style with a number of built in gloss base units including cupboards and drawers, wall and glazed china cupboards and working surfaces incorporating breakfast bar and twin circular bowl sink unit with rinser tap. Appliances include four ring gas hob with funnel style extractor hood above, electric oven and grill and plumbing is available for American style free standing fridge freezer. There is also integral dishwasher. Recessed spotlighting, tiled flooring.



First Floor Landing

Fixed staircase to second floor with handrail, spindles and newel post and half landing access with side window including feature motif stained and leaded light transom and stairs to main bathroom and separate WC.

Family Bathroom - 2.69m x 3.2m (8'10" x 10'6")

Upvc double glazed window, three-piece suite comprising panelled bath, pedestal wash hand basin with mixer tap and walk in shower to wet area with plumbed in deluge style shower and handheld shower attachment. Glazed shower screen, tiled walls and flooring to wet area and recessed spotlighting. Wall cupboard houses hot water cylinder.

WC - 1.68m x 0.99m (5'6" x 3'3")

Opaque Upvc double glazed window, low level WC incorporating vanity wash hand basin and mixer tap. Part wall tiling and tiled flooring.

Bedroom 1 - 5.41m x 4.37m (17'9" overall measurements x 14'4" to rear of wardrobes)

Upvc double glazed window overlooks front of property with bedroom comprising of an extensive fitted wardrobe range including knee hole dressing table and drawers, flyover storage cupboards and bedside cabinets with drawers. Picture rail, coving and door leads to...

Ensuite Shower Room/ WC - 2.08m x 1.73m (6'10" x 5'8")

Three-piece white suite with low level WC, wash hand basin with cupboard below and step in shower enclosure with electric shower and tiled walls. Heated towel rail, recessed spotlighting and extractor.

Bedroom 2 - 4.19m x 4.47m (13'9" into door recess x 14'8" to rear of wardrobes)

Upvc double glazed window to front, extensive fitted wardrobes with knee hole dressing table and drawers, wall light points and further flyover storage cupboards and bedside cabinet and drawers. Picture rail and doorway leads to...

Ensuite Shower Room - 0.86m x 2.03m (2'10" x 6'8")

Two-piece suite comprising vanity wash hand basin with cupboards below and step in shower enclosure with electric shower, tiled walls, recessed spotlighting and extractor.

Bedroom 3 - 3.78m x 4.34m (12'5" x 14'3" into recess)

Upvc double glazed window overlooking garden to rear and picture rail.

Bedroom 4 - 5.64m x 3.15m (18'6" x 10'4" into recess)

Upvc double glazed window to front, fireplace with tiled hearth, fire surround and picture rail and coving.

Bedroom 5 - 2.69m x 3.28m (8'10" x 10'9")

Upvc double glazed window overlooking gardens.

Second Floor

Half landing access with glazed stained and leaded light window to side, doors lead to both bedrooms.

Bedroom 6 - 4.34m x 2.72m (14'3" x 8'11")

Upvc double glazed side window.

Bedroom 7 - 4.52m x 5.11m (14'10" x 16'9" overall measurements including areas of reduced head height)

Upvc double glazed side window, perfect for use as teenager suite with ornate fire surround to one wall.

Outside

A most impressive landscaped garden to front and rear with off road parking via hard surface driveway to front for numerous vehicles. The property enjoys a slightly elevated position with shaped lawn and borders well stocked with a variety of plants, shrubs and trees. Hard surface side access continues to a double width garage at the rear measuring 23'1" x 16'2" with access via up and over door and including electric light and power supply. The enclosed rear garden, is in the opinion of the Estate Agent a most definite feature being well stocked with a variety of plants, shrubs and trees, private and well screened with extensive laid to lawn areas.

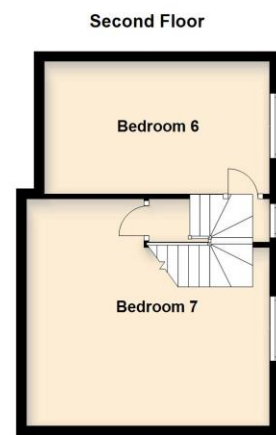
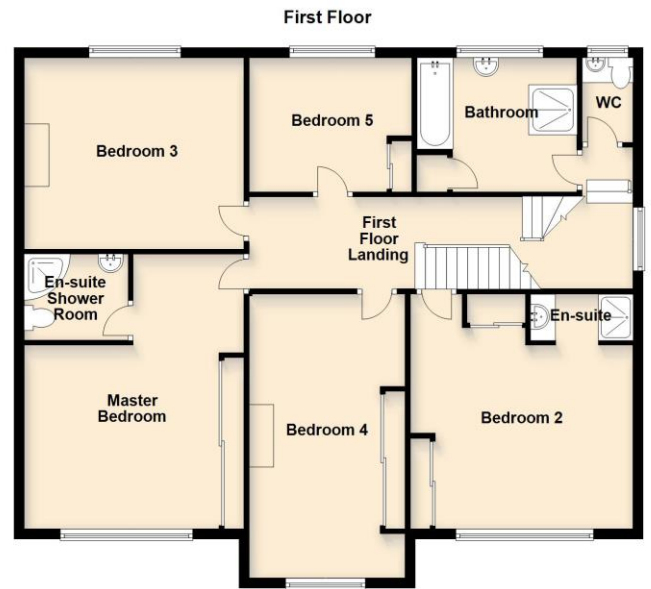
Council Tax

Sefton MBC band G.

Tenure

Leasehold for 999 years from 1 January 1896 with a ground rent of £7.11





Floor plans are for illustration only and not to scale
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