



**7 Hartley Road, Birkdale,
Southport, PR8 4SA, £725,000
'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

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

An early viewing is highly recommended to appreciate the extent of the accommodation offered by this deceptively spacious, double fronted, detached family house. Installed with gas central heating and Upvc double glazing the tastefully decorated and well appointed accommodation briefly includes; entrance hall, through lounge with inglenook, garden lounge, snug, fitted breakfast kitchen with a number of appliances, conservatory, shower room, utility room. On the first floor there are four double bedrooms and a single bedroom, an ensuite shower room and a family bathroom and WC. The property is approached via an in and out driveway with remote controlled gates, there is off road parking for a number of vehicles a garage at the rear. The attractive rear garden is a feature of the property which is not overlooked and has lawn, borders, gazebo with patio and a large composite decked area. The property is situated in a much sought after residential location convenient for the nearby facilities at Birkdale Village which include a number of speciality shops, restaurants and wine bars and a railway station on Southport to Liverpool commuter line.

Entrance Porch

Composite outer door with double glazed and leaded insert, double glazed and leaded side windows. Inner door with double glazed, stained glass and leaded insert and matching side window to...

Entrance Hall

Spacious reception hallway with stairs to the first floor and useful storage cupboard below, plate rail. Double doors leading to...

Through Lounge - 8.79m x 3.94m (28'10" into bay x 12'11" extending to 16' into side inglenook)

Upvc double glazed bay window with leaded transoms and overlooking the front garden, inglenook with feature stained glass and leaded side windows and ornate log burning stove. Upvc double glazed French doors and side windows leading to the rear deck.

Garden Lounge - 4.57m x 3.94m (15'0" into bay x 12'11")

Upvc double glazed bay window overlooking the rear garden.

Snug - 4.62m x 3.94m (15'2" x 12'11")

Upvc double glazed window with leaded transoms. Remote controlled, living flame log effect gas fire and attractive surround and hearth.

L Shaped Kitchen - 4.93m x 3.23m (16'2" x 10'7" extending to 18'1")

Single drainer, one and half bowl stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces, mid way wall tiling. A range of appliances including; AEG five burner gas hob with double AEG oven below and AEG cooker hood above, integral dishwasher, microwave and two larger fridges. Recessed spotlighting and display spotlighting, woodgrain LVT flooring. Folding double doors lead to...

Conservatory - 4.88m x 3.78m (16'0" x 12'5")

Woodgrain LVT flooring, close boarded ceiling, wall light points. Upvc double glazed windows and double doors leading to the rear deck.

Shower Room - 2.03m x 2.06m (6'8" x 6'9")

Step in shower enclosure with thermostatic hand held and rain head showers, vanity wash hand basin with cupboards below, low level WC. Half panelling to dado level, chrome towel rail/ radiator. Woodgrain LVT flooring, recess spotlighting. Upvc double glazed window.

Utility Room - 2.44m x 3.18m (8'0" x 10'5")

Upvc double glazed window, single drainer one and half bowl sink unit with mixer tap. Base units, glazed wall cupboards, woodgrain working surfaces, space for freezer, plumbing for washing machine. Worcester gas central heating boiler, woodgrain LVT flooring.



Galleried Landing

Spacious galleried landing with Upvc double glazed window

Bedroom 1 - 3.58m x 4.17m (11'9" extending to 16'4" x 13'8")

Upvc double glazed window.

Ensuite - 3.48m x 1.24m (11'5" x 4'1")

Shower enclosure with thermostatic hand held and rain head showers, vanity unit with drawers below, low level WC. Towel rail/ radiator, recessed spotlighting electric under floor heating Upvc double glazed window.

Bedroom 2 - 5.13m x 3.91m (16'10" x 12'10")

Upvc double glazed window.

Bedroom 3 - 4.04m x 3.56m (13'3" x 11'8")

Upvc double glazed window.

Bedroom 4 - 2.64m x 3.99m (8'8" x 13'1")

Upvc double glazed and leaded window.

Bedroom 5 - 2.16m x 3.94m (7'1" x 12'11")

Upvc double glazed and leaded window.

Bathroom - 2.36m x 1.98m (7'9" x 6'6")

Tiled walls and floor, vanity wash hand basin with cupboards below, low level WC, free standing slipper bath with tall chrome mixer tap and hand held shower attachment. Corner entry shower enclosure with thermostatic hand held and rain head showers.

Oustide

Remote controlled, electric, double gates lead to an in and out driveway. There is off road parking for several vehicles and a driveway at the side leads to a brick garage measuring 20'x 8'11" with electric up and over roller door, power supply and side door. The very private rear garden is screened by established shrubs and planned with lawn patio areas, gazebo, composite decking, useful shed.

Council Tax

Sefton MBC band F

Tenure

Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales EU Directive 2002/91/EC		



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.