



## **41 Dunkirk Road, Birkdale, Southport PR8 4RQ**

### **£800,000 'Subject to Contract'**

We are excited to present this most impressive four- double bedroom detached family home which has been extended, all within the original footprint, modernised and very much improved throughout with original traditional features still in place. The immaculate accommodation boasts a generous open-plan living area to rear, seamlessly connecting the modern dining kitchen, creating a perfect flow for social gatherings. Twin set of double patio door access leads out to a well established garden with a patio area, ideal for summer barbecues and outdoor dining. The ground floor also offers an additional living room leading to conservatory, separate home office, utility and ground floor WC offering plenty of space for both formal and casual entertaining. Each bedroom is well-sized, with the master suite benefiting from an en-suite bathroom and enclosed balcony overlooking rear gardens. The main family bathroom is also very impressive. The house boasts large, sun-catching gardens, perfect for outdoor enjoyment. Ample off road parking is provided and access to a garage with EV charging complete this exquisite home. This affluent location is in close proximity to many prestigious golf courses with the railway station at Hillside on the Southport to Liverpool commuter line. Birkdale is a very popular residential area with a vibrant village including boutique, specialty shops and a range of individual wine bars and restaurants. There are also a number of popular Primary & Secondary Schools within convenient reach.

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*Southport's Estate Agent*



### Entrance Vestibule

Composite style outer door with glazed and leaded light side windows leading to vestibule. Upvc double glazed window and inner door with glazed and leaded light insert leading to...

### Reception Hall

Turned staircase leading to first floor with handrail/ spindles and newel post. Herringbone style LVT flooring and space panelling to plate rail. Opaque Upvc double glazed window to front. Door leads to...

### Home Office/ Study - 2.64m x 3.33m (8'8" x 10'11")

Upvc double glazed windows to side and portal style Upvc double glazed window to front. Herringbone style LVT flooring continues with picture rail and recessed spotlighting.

### Living Room - 6.71m x 4.27m (22'0" into bay x 14'0" into recess)

Upvc double glazed played bay window to front. LVT flooring continues and attractive living flame remote control gas fire with stone interior hearth and surround to chimney breast. Two feature glazed stained and leaded light side windows and glazed double doors lead to...

### Conservatory - 3.02m x 4.14m (9'11" x 13'7")

Upvc double glazed French doors lead to garden at the rear. Tiled flooring, ceiling fan and light point. Separate Upvc double glazed door leads to magnificent living, dining kitchen.

### Magnificent Living, Dining Kitchen - 5.94m x 8.38m (19'6" overall into bay and reducing to 17'6" x 27'6" overall)

Twin set of double glazed French doors with windows open via bays to garden. Living room with Herringbone style LVT flooring open plan to main dining kitchen with display recess to chimney breast and exposed mantle piece over. Solid wood bespoke fitted kitchen with a range of built in fitments including base units, cupboards, drawers, wall cupboards with tall pantry cupboards and island unit incorporating breakfast bar and inset one and half bowl sink unit with mixer tap. Kitchen includes Quartz worktops with appliances including twin 'Sharp' double ovens, four ring ceramic style hob with concealed extractor hood over. Dishwasher. Space is available for free standing fridge freezer. Kitchen finished with recessed spotlighting and further door leads to...

### Utility Room - 1.35m x 2.31m (4'5" x 7'7")

Continues bespoke fitments with Quartz working surfaces concealing plumbing for washing machine and space for tumble dryer. LVT flooring continues with recessed spotlighting and inner door leading to...

### WC - 0.86m x 1.35m (2'10" x 4'5")

Low level WC, wash hand basin with mixer tap and wall mounted 'Logic' combination style central heated boiler system. LVT flooring continues, recessed spotlighting.

### First Floor Landing

Opaque Upvc double glazed window to half landing with wall panelling and stairs to main landing with LVT flooring continued, built in wall cupboard and opaque Upvc double glazed window to front.

### Master Bedroom - 6.25m x 4.27m (20'6" x 14'0" overall into recess)

Upvc double glazed window to front and opaque Upvc double glazed window to side. Picture rail and coving. Glazed stained and leaded light internal doors lead to rear facing enclosed balcony overlooking gardens at the rear and measures 3'8" x 13'8" with Upvc double glazed windows. Separate glazed door leads to....

### Ensuite - 0.99m x 2.18m (3'3" x 7'2" into shower recess)

Opaque Upvc double glazed window with three piece suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with folding shower screen, part wall tiling, ladder style chrome heated towel rail, recessed spotlighting and extractor.

### Bedroom 2 - 4.27m x 4.44m (14'0" x 14'7" to chimney breast)

Upvc double glazed windows overlooks gardens to rear with fitted wardrobes to recess and picture rail.

### Bedroom 3 - 4.29m x 3.35m (14'1" into bay x 11'0")

Upvc double glazed bay window to front, opaque Upvc double glazed side windows and picture rail.

### Bedroom 4 - 2.72m x 3.35m (8'11" x 11'0")

Upvc double glazed window, oak flooring laid and picture rail.

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

Opaque Upvc double glazed window, four piece modern white and black mix suite comprising of low level WC, freestanding style bath with central mixer tap and hand held shower attachment, vanity wash hand basin with mixer tap and walk in shower enclosure with shower screen and plumbed in rainfall style shower and hand held style attachment. Wall to floor marble tiling with inset display recesses and recessed spotlighting and ladder style matt black heated towel rail and extractor.

### Outside

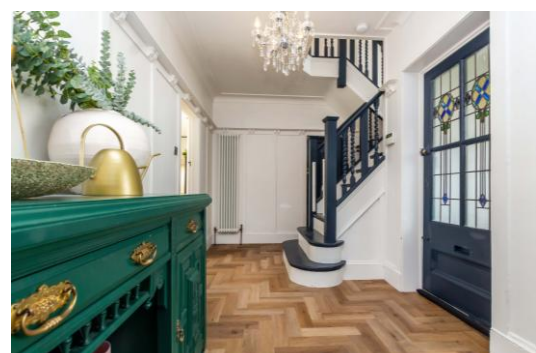
Driveway access to front provides off road parking for numerous vehicles with electric charging point and access to garage via roll shutter up and over door. Gardens arranged with shaped lawn and hedging and plants, shrubs and trees. The enclosed rear garden is extensive in size, with enclosed plants, shrubs and trees, not directly overlooked and Indian stone patio area. There is also a loose bark children's play area and separate timber garden shed.

### Council Tax

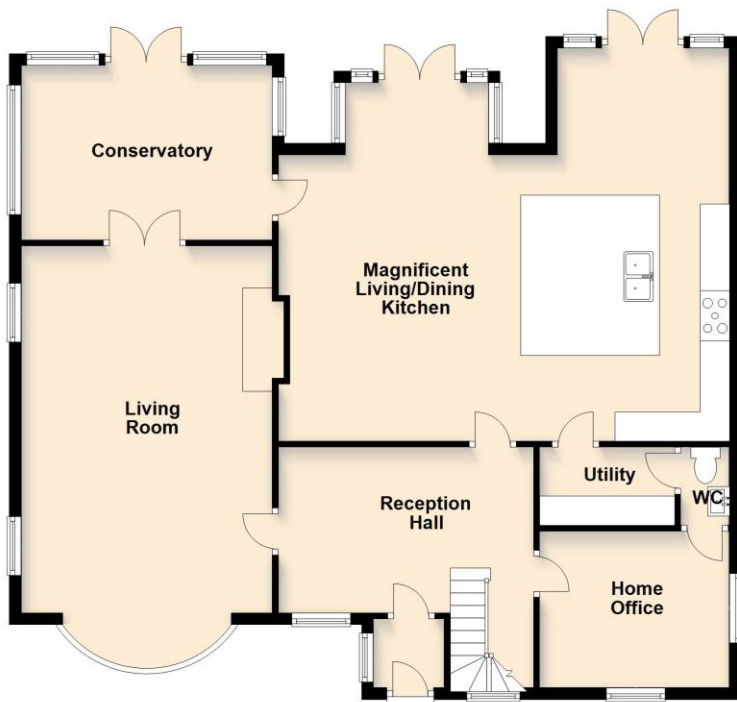
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### Tenure

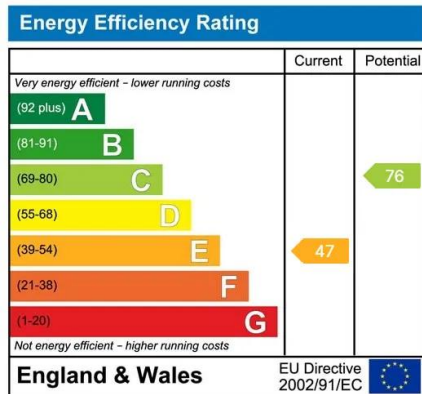
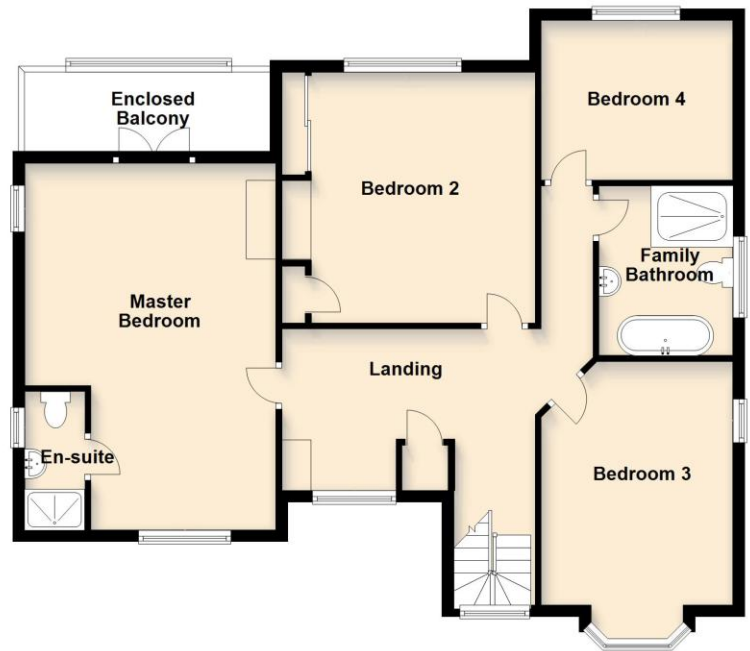
Freehold.



Ground Floor



First Floor



For illustration only as produced using Plan



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