



**30 Hastings Road, Birkdale, Southport, PR8 2LW**

**£650,000**

**Subject to Contract**



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*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 essential to appreciate the extent of the accommodation offered by this individual, detached property situated in a much sought after location, opposite Hillside Golf Club. Hastings Road is a popular residential location convenient for nearby facilities which include the railway station at Hillside, on the Southport to Liverpool commuter line, a small range of shops, local golf courses and the facilities at Birkdale Village are a short distance away. The centrally heated, double glazed and well presented accommodation briefly includes; enclosed vestibule, entrance hall with cloakroom, lounge, dining room, kitchen with an extensive range of built in appliances, two bedrooms, bathroom and Wc. On the first floor there is a large principle bedroom with a new ensuite. The property stands in a established gardens to rear there is an in and out driveway and garage to the side.

### **Enclosed Vestibule**

Composite outer door with double glazed and leaded insert. Tiled floor, inner door with bevelled glazing and leading to....

### **Entrance Hall**

Turned staircase to the first floor with useful storage cupboard below.

### **Cloakroom** - 1.83m x 1.85m (6'0" x 6'1")

Upvc double glazed and leaded window. 'Roca' fitments including wash hand basin, low level Wc, wood strip flooring.

### **Lounge** - 6.4m x 4.42m (21'0" x 14'6")

Upvc double glazed and leaded windows to the front, Upvc double glazed and recently fitted, double doors and side windows leading to the rear garden. Living flame coal effect gas fire with an attractive Minster style surround. Wall light points

### **Dining Room** - 3.66m x 4.27m (12'0" into bay x 14'0")

Upvc double glazed and leaded window. Open plan to.....

### **Kitchen** - 3.18m x 3.53m (10'5" x 11'7")

A contemporary, modern range of fitments including, an inset white 1 1/2 bowl sink unit with granite working surfaces incorporating a drainer. A range of base units with cupboards and drawers, wall cupboards, built-in 'Bosch' appliances including - four ring induction hob with extractor above, split level 11/2 electric oven with microwave above, fridge, freezer, dishwasher. Recessed spotlighting. Wood grain LVT flooring continuing into the dining room.

### **Walk In Pantry** - 2.08m x 0.97m (6'10" x 3'2")





## Rear Hall

Tiled floor, Upvc double outer door with double glazed insert.

## Walk In Utility - 1.52m x 0.99m (5'0" x 3'3")

Plumbing for washing machine and shelving.

## Bedroom 2 - 4.6m x 3.45m (15'1" x 11'4" to front of wardrobes extending to 13'4")

Built in wardrobes to one wall, Upvc double glazed window overlooking the rear garden.

## Bedroom 3 - 3.96m x 3.12m (13'0" extending to 15' to rear of wardrobes x 10'3")

Built-in wardrobes with overhead store cupboards, Upvc double glazed window overlooking the rear garden.

## Bathroom - 2.08m x 3.1m (6'10" x 10'2")

White suite including panelled bath with mixer tap and hand held shower attachment, vanity wash hand basin with cupboards below, low-level Wc, walk-in shower enclosure with thermostatic shower. Recessed spotlighting. Heated towel rail, Xpelair extractor. Upvc double glazed window.

## First Floor Landing

Useful deep storage cupboard.

## Principle Bedroom - 4.27m x 4.37m (14'0" x 14'4")

Upvc double glazed and leaded window, recessed double wardrobes. Door leads to...

## Ensuite Bathroom - 3.2m x 2.08m (10'6" x 6'10" overall)

Newly fitted. Panelled bath with mixer tap and hand held shower attachment, vanity bowl sink unit with cupboards below, low level WC. Double glazed 'Velux' window, chrome towel rail/ radiator. Double doors to large storage cupboard.

## Bedroom 4/ Office - 2.69m x 2.13m (8'10" x 7'0")

Upvc double glazed and leaded window.

## Outside

There are established gardens to the front and the rear, there is a newly tarmacked in and out driveway to the front, lawn and shrubbery, an adjoining garage to the side measuring 21'2" x 8'6" with up and over door, electric power supply and Upvc double glazed window and door to the rear. Boiler Store, housing a 'Vaillant' gas central heating boiler. The generously sized rear garden, (100ft in length) is screened by walls and fencing together with mature shrubs, lawn, borders, ornamental rockery and water feature.

## Planning Permission

Planning Permission has been granted to remodel the property and the link to that is -

<https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R17Q70NWMPE00>

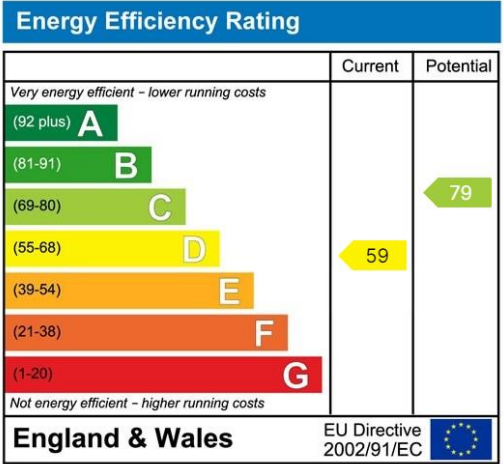
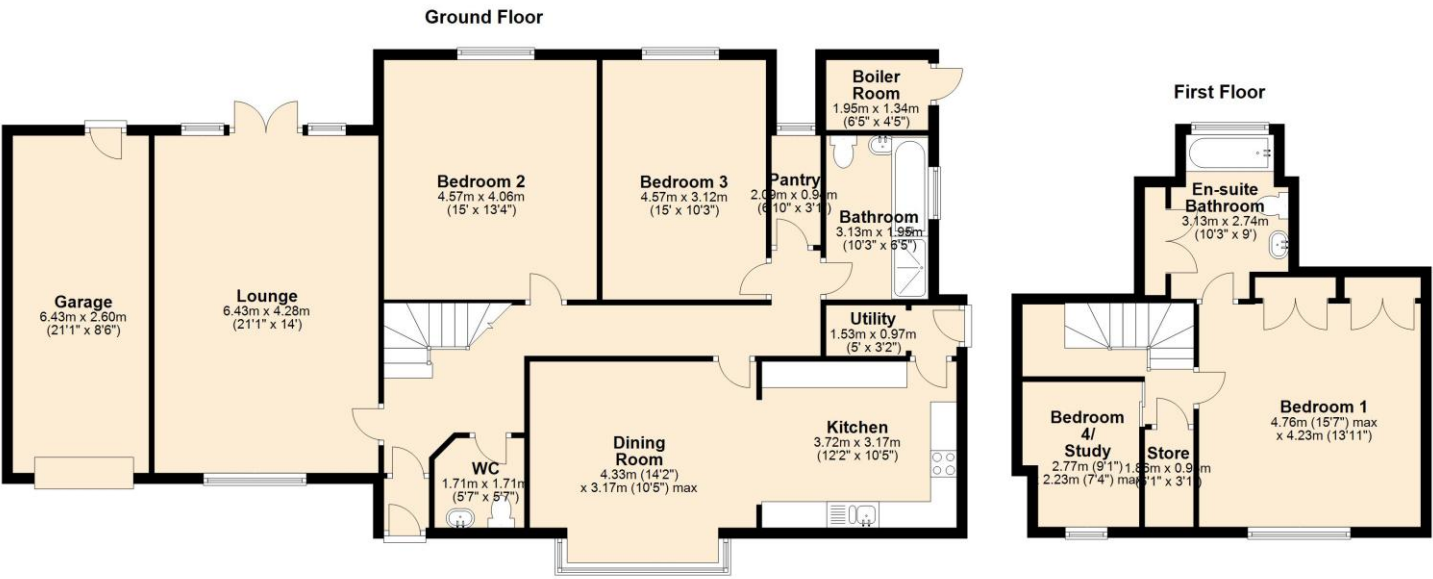
## Council Tax

Sefton MBC band G.

## Tenure

Freehold





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