



**54 Alma Road
Birkdale, PR8 4BL, £495,000
'Subject to Contract'**

This exceptional double fronted sei-detached family home would be ideal for someone looking to entertain with three generous reception rooms and access to a modern breakfast kitchen. There is also separate access available to the utility room and ground floor WC. To the first floor there are four bedrooms and a magnificent family bathroom suite. The master bedroom also benefits a modern style en-suite. The garden is arranged for ease of maintenance with secure gated off-road parking for numerous vehicles to front. The property is quite literally located on the doorstep of buzzing Birkdale Village providing convenience of access to the local specialty shops, restaurants and amenities including train links on the Southport to Liverpool commuter line. This property must be viewed to be fully appreciated. No Chain Delay.

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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

Entrance Hall

Composite outer door to entrance hall leads to main accommodation with staircase to first floor including hand rail, spindles and glazed double doors to both reception rooms including woodgrain laminate style flooring.

Lounge - 5.23m x 4.27m (17'2" into bay x 14'0" into recess)

Upvc double glazed bay window to front with full length fitted plantation shutters, deep skirting boards, picture rail, coving and ceiling rose. Woodgrain laminate flooring and recessed spotlighting.

Sitting Room - 5.54m x 3.91m (18'2" into bay x 12'10" into recess)

Upvc double glazed windows with full length fitted plantation shutters to front, coal effect electric fire inset to fire surround and hearth. Woodgrain laminate flooring, picture, coving and recessed spotlighting.

Dining Room - 3.66m x 4.27m (12'0" x 14'0")

Upvc double bi-folding doors lead to enclosed garden at the rear. Woodgrain laminate flooring with recessed spotlighting. Glazed sliding pocket style door leads to breakfast kitchen and separate glazed door to utility and WC.

Magnificent Breakfast Kitchen - 4.5m x 3.58m (14'9" x 11'9" overall)

Upvc double glazed bi-folding doors open to rear, most impressive kitchen arranged in a bespoke shaker style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and granite working surfaces incorporating island unit with twin inset Belfast style sink unit with mixer tap. Island unit also incorporates breakfast bar. Appliances includes range double oven with six burner gas hob and concealed extractor over, space is available for free standing fridge freezer and plumbing for dishwasher. Further integral appliances include wine rack, and part wall tiling with Karndean flooring and recessed spotlighting.

Utility Room - 3.66m x 1.63m (12'0" x 5'4")

Upvc double glazed door to side and cupboard to under stairs providing useful storage. Working surfaces and houses 'Valiant' combination style central heated boiler system and pressurised hot water cylinder. Karndean flooring continues with extractor. Sliding door access leads to...

WC - 0.97m x 1.6m (3'2" x 5'3")

Opaque Upvc double glazed windows with white suite incorporating low level WC, corner wash hand basin with mixer tap and part wall tiling. Karndean flooring with extractor.

First Floor

Half landing access with Upvc double glazed side window and steps up to main landing with loft access and recessed spotlighting. Door off half landing leads to bedroom.

Bedroom - 2.95m x 2.29m (9'8" x 7'6")

Upvc double glazed sash window to rear and recessed spotlighting.

Jack and Jill Bathroom/WC - 2.95m x 3.58m (9'8" x 11'9")

Opaque Upvc double glazed sash window with three piece modern white suite including vanity wash hand basin with mixer tap, cupboards below and entry level access shower with plumbed in shower unit and hand held shower attachment. (special bath?????) useful built in storage cupboard to recess and part wall tiling. Tiled flooring and door leads to...

Bedroom 3 - 4.5m x 3.58m (14'9" x 11'9" to rear of wardrobes)

Upvc double glazed sash window to rear, fitted wardrobes to one wall with hanging space and shelving. Coving and recessed spotlighting.

Bedroom 2 - 5.54m x 3.89m (18'2" into bay x 12'9" to rear of wardrobes)

Upvc double glazed windows with fitted plantation shutters to front, fitted vanity wardrobe with mirrored frontage hanging space and shelving. Picture rail and recessed spotlighting.

Master Bedroom - 5.21m x 3.63m (17'1" into bay x 11'11" to front of wardrobes)

Upvc double glazed window with fitted style plantation shutters to front, wardrobe with vanity mirrored sliding doors, hanging space and shelving. Recessed spotlighting. Door leads to...

Ensuite - 2.92m x 1.35m (9'7" x 4'5")

Opaque Upvc double glazed sash window with three piece modern white suite comprising of low level WC, wash hand basin with mixer tap and entry level shower with shower screen, plumbed in overhead shower and hand held shower attachment. Tiled walls, chrome heated ladder style towel rail, part wall tiling, recessed spotlighting and extractor.

Outside

Enclosed driveway access for numerous vehicles to front via secure double wooden gates, courtyard garden arranged for ease of maintenance with outbuilding.

Council Tax

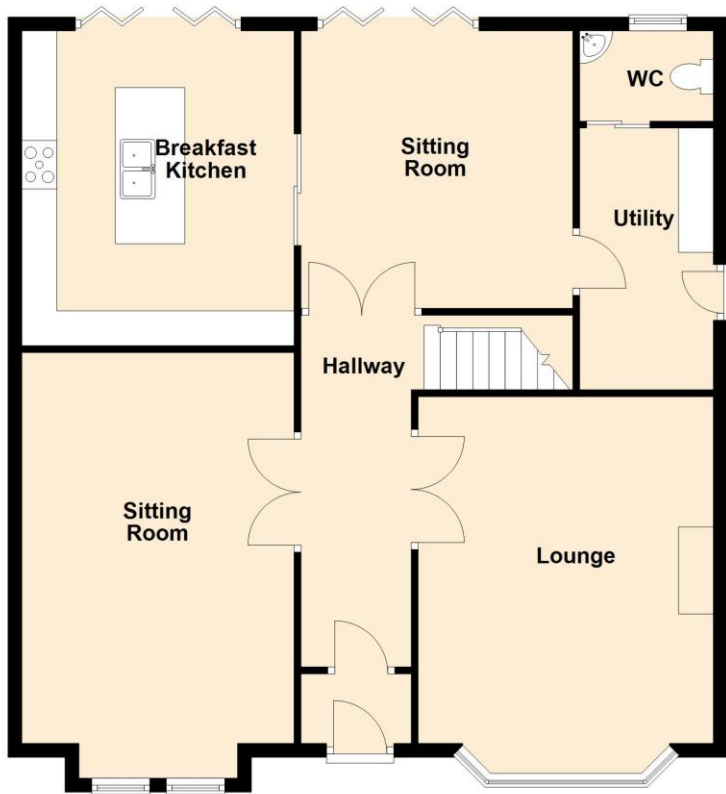
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Tenure

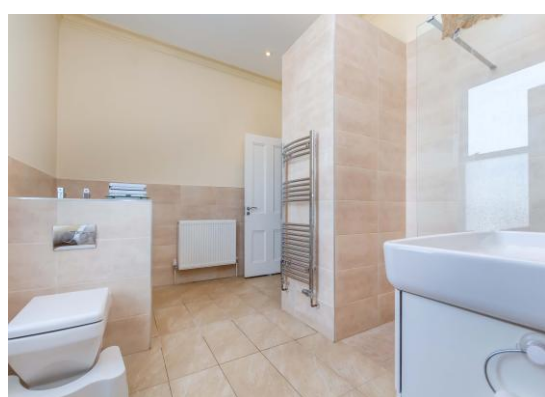
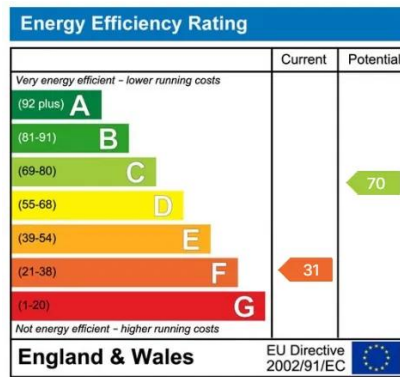
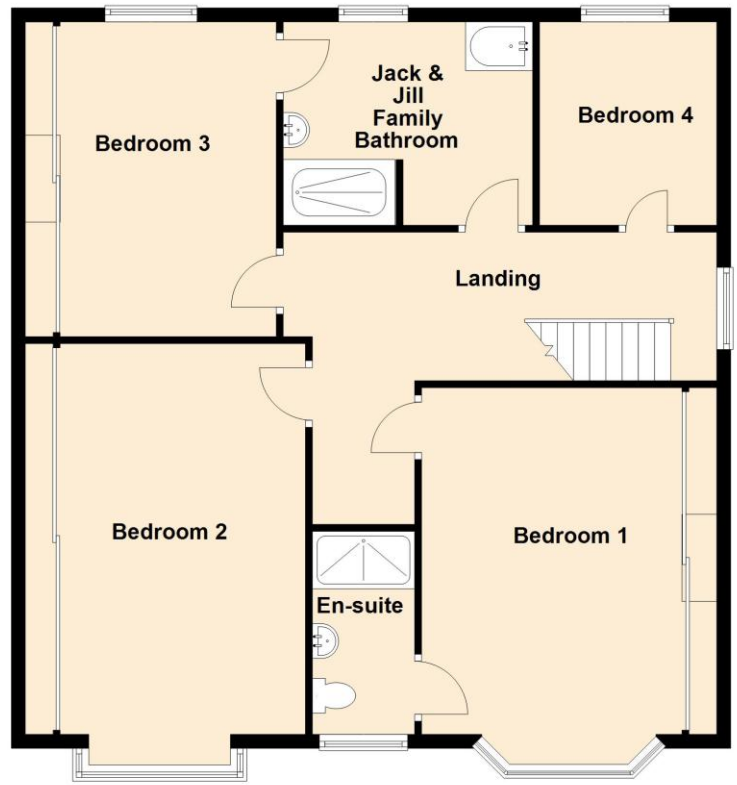
Freehold.



Ground Floor



First Floor



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