



**53 Halsall Road  
Birkdale, PR8 3DB, £300,000  
'Subject to Contract'**

A unique and characterful three-bedroom semi-detached cottage-style family home, boasting striking entrance hall with vaulted ceiling maximising natural light. The versatile layout includes a front reception room and spacious rear lounge, open plan to dining area and fitted kitchen – perfect for entertaining – with separate utility room. Upstairs offers three bedrooms and a family bathroom with WC. The mature, private gardens are a real feature, not directly overlooked, and include off-road parking for several vehicles. Ideally located in a sought-after residential area with excellent access to schools, amenities, and the popular centres of Birkdale, Hillside, and Ainsdale.

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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



## Open Vestibule

Open entrance vestibule to front with tiled flooring. Feature glazed, leaded light inner door leading to entrance hall.

## Entrance Hall

Turned stairs to first floor with vaulted ceiling maximising natural light.

## Front Lounge - 4.34m x 3.66m (14'3" x 12'0")

Upvc double glazed bay window to front, period fireplace.

## Rear Lounge - 4.29m x 3.05m (14'1" x 10'0")

Wood burning stove inset to chimney breast. Georgian-style glazed double doors lead to established rear garden and patio area. Open plan access ideal for entertaining leading to....

## Dining Room - 3.23m x 2.26m (10'7" x 7'5")

Opening to....

## Kitchen - 3.2m x 2.57m (10'6" extending to 15'2" x 8'5")

Attractive fitted kitchen with a range of Oak shaker style base units with cupboards and drawers, wall cupboards including under unit lighting and working surfaces with 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include; 'Baumatic' Range oven with five burner hob. Plumbing is available for dishwasher and space for free standing fridge freezer.

## Utility Room

Open plan access leading from rear of kitchen, plumbing available for washing machine and wall cupboard housing the combination style central heating boiler system. Stable style rear door off kitchen leads to garden.

## First Floor Landing

## Bedroom 1 - 4.32m x 3.66m (14'2" x 12'0")

## Bedroom 2 - 3.33m x 2.29m (10'11" x 7'6")

## Bedroom 3 - 2.54m x 3.38m (8'4" x 11'1")

## Bathroom - 2.39m x 1.85m (7'10" x 6'1")

Upvc double glazed window, three piece white suite including low level WC, pedestal wash hand basin and panelled bath.

## Outside

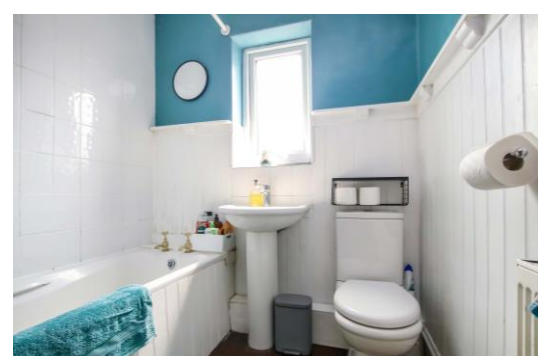
Established gardens to both front and rear, very private secluded rear garden with lawn and patio. Side lean-to useful for multi purpose, home gym, store & hobbies. Cabin shed with glazing measuring 16ft x 8ft. Bespoke built log store for log burner. Off road car parking.

## Council Tax

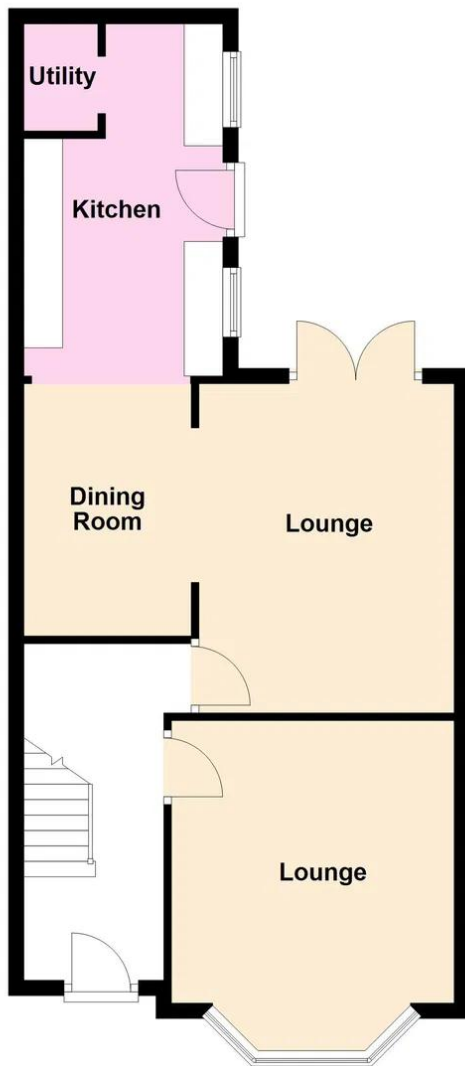
Sefton MBC band C.

## Tenure

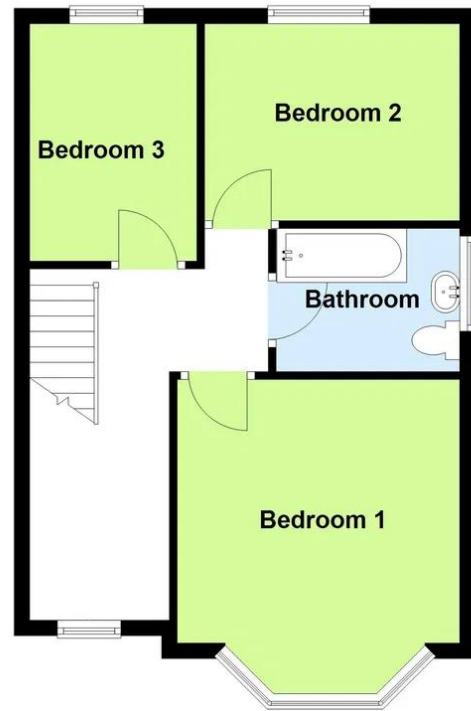
Freehold.



### Ground Floor



### First Floor



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