



**44 Waterloo Road  
Birkdale, PR8 2NB £1,850,000  
'Subject to Contract'**



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*Southport's Estate Agent*

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This outstanding, detached family home offers an exceptional lifestyle opportunity, situated in a highly sought-after position and enjoying uninterrupted views to rear towards s Royal Birkdale Golf Club and the stunning Southport coastline. Meticulously extended and remodeled by the current owners, the property blends sleek, modern design with impressive proportions throughout. At the heart of the home lies a breath-taking open-plan living, dining and kitchen space filled with natural light, perfect for both entertaining and everyday family life offering panoramic views of the beautifully landscaped rear gardens. Additional features include multiple, contemporary reception rooms, a stylish utility room, and a generous ground floor guest suite complete with en-suite shower room. To the first floor are four well-proportioned double bedrooms, two of which benefit from private en-suites. The second floor reveals a show-stopping master suite with luxury en-suite bathroom and truly unrivalled views stretching across the coastline. Set behind secure electric gates, the property boasts a sweeping carriage driveway with ample off-road parking, access to an integral garage and an adjoining gymnasium. The landscaped gardens are a true highlight thoughtfully designed and stocked with a wide variety of mature trees, shrubs and planting to ensure both privacy and year-round interest.

#### **Enclosed Vestibule**

Outer door with double glazed inserts, stained glass and leaded inner door and matching side window. Electrics/ boot cupboard .

#### **Reception Hall**

Panelling to dado level, woodgrain 'Amtico' parquet flooring, stairs with oak hand rail and newel post and leading to a galleried first floor landing.

#### **WC** - 1.68m x 0.89m (5'6" x 2'11")

Wash hand basin, low level WC. 'Amtico' woodgrain parquet flooring. Extractor.

#### **Sitting Room** - 3.96m x 3.61m (13'0" into box bay x 11'10" into chimney breast)

Upvc double glazed bay box window. Panelling to one wall incorporating book/ display shelving, cupboard and fire surround with cast iron interior and living flame gas fire . School style radiator. 'Amtico' woodgrain parquet flooring.

#### **Lounge** - 6.53m x 5m (21'5" into bay x 16'5" into side inglenook)

Upvc 'Residence 9' double glazed bay window overlooking front garden, side inglenook with feature walnut fire surround, with a decorative cast iron interior for open coal fire, and tiled hearth. Two Upvc double glazed and leaded side windows.

#### **Snug** - 6.1m x 3.84m (20'0" x 12'7" average measurements)

Glazed double doors to the kitchen. Floor to ceiling aluminum double glazed side window and aluminum double glazed sliding doors, with side screen leading to the rear patio. Integral TV panelling with display shelving and cupboards below, further fitted bookcase to one wall. Recessed spotlighting, double glazed and roof light. Tall wall radiator. 'Amtico' woodgrain parquet flooring. Remote control blinds and under floor heating.

#### **Living Dining Kitchen** - 6.73m x 8m (22'1" extending to 28'5" x 26'3")

'Amtico' woodgrain parquet flooring, floor to ceiling aluminum double glazed window and aluminum double glazed sliding doors and side screen to the rear patio with remote control blinds. Island unit with quartz top, inset sink unit with mixer tap and hot tap. A range of hand made, 'in frame' units including; base units with cupboards and drawers, built in wine fridge, dishwasher, cupboards and breakfast bar. Further base units with cupboards and drawers, wall cupboards, china display cupboard, quartz working surfaces. Electric Aga with two rings, induction hob, triple oven and warming drawer, integral larder style fridge and freezer, concealed barista station, recessed ceiling spotlighting, tall wall radiator and roof light.

#### **Rear Hall**

Aluminum glass link to the front and rear.

#### **Bedroom** - 2.97m x 3.05m (9'9" x 10'0" extending to 12')

Built in wardrobes to one wall, Upvc double glazed windows, recessed spotlighting, school style radiator.

#### **Shower Room** - 2.01m x 1.68m (6'7" x 5'6")

Fully tiled walls and floor, level entry shower enclosure with thermostatic rain head shower. Vanity wash hand basin with cupboards below, low level WC, chrome towel rail/ radiator, recessed spotlighting, extractor.

#### **Utility Room**

Double glazed windows, electric remote control Velux window. A range of cupboards and drawers, wall cupboards, working surfaces. Stainless steel sink unit. Plumbing for washing machine, cupboard housing 'Main' gas central heating boiler. Woodgrain 'Amtico' parquet flooring.



## First Floor

Galleried landing, Upvc double glazed window, recess spotlighting.

**Bedroom 2** - 4.67m x 3.96m (15'4" reducing to 9'2" x 13'0" overall)

Upvc double glazed window, built in wardrobes to one wall, recessed spotlighting. School style radiator.

**Ensuite** - 2.11m x 1.63m (6'11" x 5'4")

Driftwood style tiles to two walls, level entry shower enclosure with thermostatic hand held and rain head showers, vanity wash hand basin with drawer below, low level WC. Chrome towel rail/ radiator. Recessed spotlighting, extractor. Upvc double glazed window.

**Bedroom 3** - 4.57m x 3.38m (15'0" x 11'1" to front of wardrobes)

Built in wardrobes, recessed spotlighting.

**Bedroom 4** - 3.51m x 3.56m (11'6" excluding box bay x 11'8" to front of wardrobes)

Upvc double glazed bay window enjoying views of the rear garden towards the Irish Sea, window seat below. Tall wall radiator, corner dressing table and drawers, further wardrobes, recessed spotlighting. Door to...

**Bathroom** - 3.66m x 2.77m (12'0" x 9'1")

Deep double ended bath with free standing water fall tap, wash hand basin, low level WC, large level entry shower enclosure with thermostatic rain head shower. Panelling to dado level, tiled flooring. Ladder style chrome towel/ radiator. Recessed spotlighting and extractor, Upvc double glazed window.

**Bedroom 5** - 4.14m x 3.71m (13'7" into bay x 12'2")

Upvc double glazed window. Recessed spotlighting.

## Second Floor

### Master Bedroom Suite

Landing with door to walk in closet and under eaves storage area.

**Bedroom** - 4.9m x 3.96m (16'1" to front of wardrobes x 13'0")

Built in wardrobes to one wall, Upvc double glazed window overlooking the rear garden and enjoying delightful views towards the Irish Sea. Recessed spotlighting. School style radiator.

**En-suite** - 2.49m x 5.18m (8'2" x 17'0" overall)

Free standing double ended bath with free standing water fall tap and shower attachment, low level entry shower enclosure with thermostatic hand held and rain head showers, vanity wash hand basin with cupboards below, low level WC, chrome towel rail/ radiator, recessed spotlighting and extractor, double glazed window.

### Outside

Garage, 16'3" x 12' with electric up and over roller door, electric central heating boiler and drop down ladder to an extensive loft storage area.

**GYM** - 13'10" x 11'5" double glazed window and double glazed patio door, recessed spotlighting.

The property stands in delightful mature landscaped gardens to the front and rear, two double wrought iron remote control gates with entry phone system provide access to the front garden with an in and out drive. The extensive rear garden has a large ceramic tiled patio with chrome railings and steps down to an extensive lawn, inset borders stocked with a variety of established plants and shrubs. Well screened by mature trees, concealed lighting.

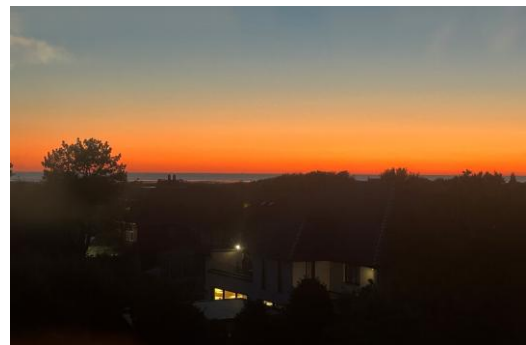
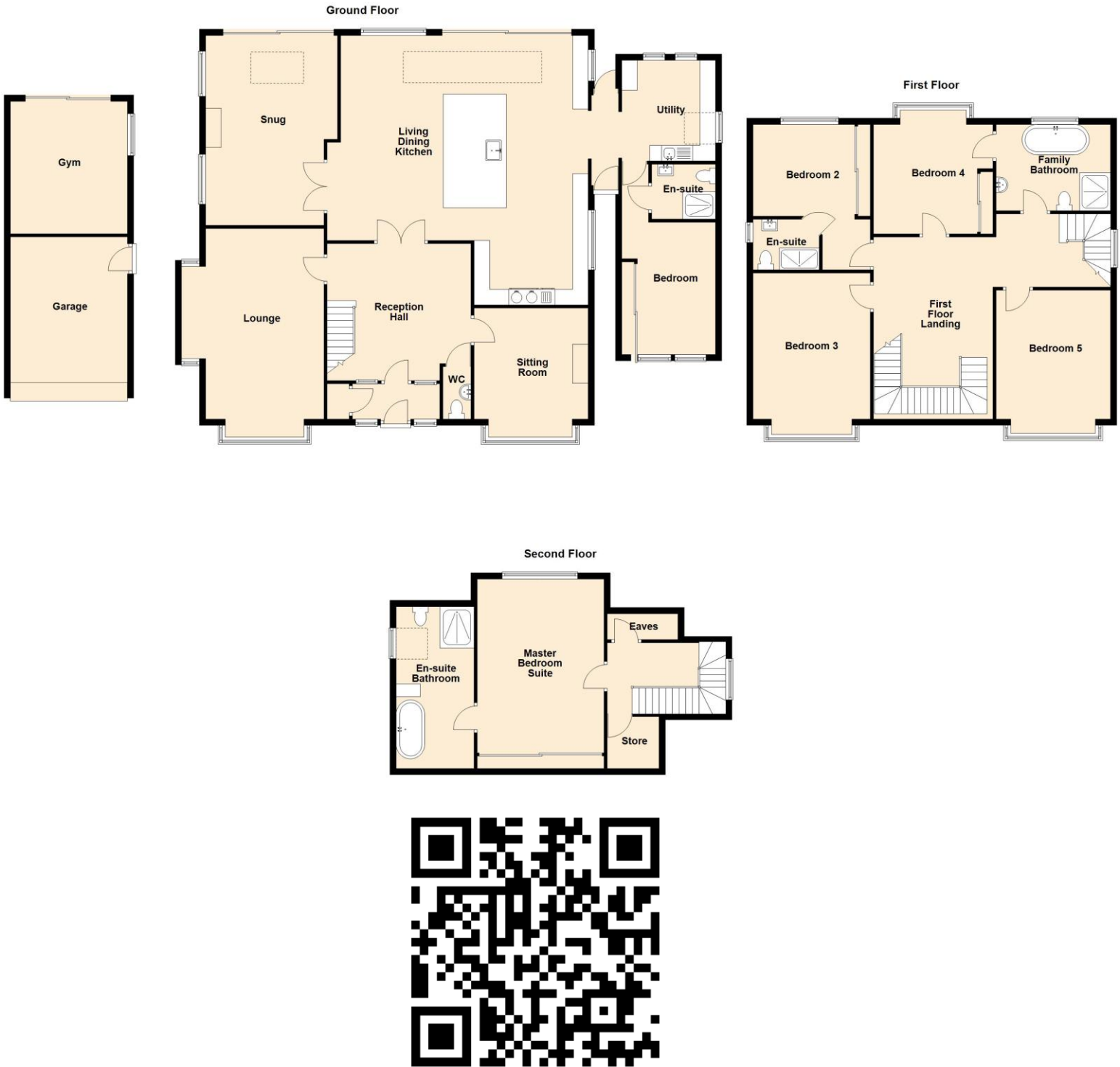
### Council Tax

Sefton MBC band G.

### Tenure

Freehold.





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