



**22a Oxford Road
Birkdale, PR8 2JR £290,000
'Subject to Contract'**

This exceptional first-floor Victorian apartment conversion exudes charm, character, and sophistication, offering an enviable blend of period features and modern living. Accessed via a private front side entrance, the property leads to a generously proportioned first-floor living space, thoughtfully arranged for entertaining and everyday living. The main living space is accessed via a feature Dining Hallway, a unique space with glazed and leaded light picture window, adding a touch of period charm. Open-Plan Lounge Dining Room, an impressive, flowing space ideal for entertaining guests. A well-presented modern style Kitchen, offering a range of built-in appliances and functional workspaces. Three double Bedrooms, all generously sized, retaining original character and a modern style Shower Room with WC, stylishly appointed for contemporary living. Access To well-tended communal gardens, provides a peaceful outdoor retreat in which to relax. There is off road parking also available to front and access to a subterranean double width garage and separate basement storeroom. The sought-after location is just moments from vibrant Birkdale Village, renowned for its specialty shops, restaurants, and bars, with the prestigious Royal Birkdale Golf Club nearby. The commuter link access is also excellent including train links on the Southport to Liverpool commuter line.

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Southport's Estate Agent

Enclosed Communal Ground Floor Entrance To Side

Steps lead up via gable side of property with wrought iron handrails leading to communal entrance and enclosed staircase with handrail to first floor. Upvc double glazed window and doorway leads via partial communal first floor lobby to private entrance hall leading via door to...

Dining Hallway - 4.83m x 6.71m (15'10" overall x 22'0" excluding recess)

Feature glazed and leaded light picture window overlooks communal garden to rear, Upvc double glaze door leads via fire escape to communal rear garden. Woodgrain laminate flooring and doors leads to main accommodation with archway providing open plan access leading to...

Living Room/ Diner - 5.54m x 6.71m (18'2" into bay x 22'0" into recess)

Upvc double glazed sash bay and single sash window to front. Log burning stove into recess over stone hearth with painted brick interior, coving and dining area open plan with main lounge. Door leads back to dining hallway.

Utility Room - 2.67m x 1.32m (8'9" x 4'4")

Upvc double glazed window, working surfaces conceal plumbing for washing machine and space for fridge. Further space for free standing fridge freezer and single bowl sink unit with mixer tap and drainer. Wall cupboard houses the 'Ideal' central heated boiler system. Recessed spotlighting.

Kitchen - 4.6m x 2.16m (15'1" x 7'1")

Upvc double glazed window to communal gardens to rear. Kitchen arranged in a modern white gloss style with a number of built in base units including cupboards and drawers, wall cupboards with under unit LED lighting and quartz granite tops with LED plinth lighting and inset one and half bowl sink unit with rinser tap. Appliances include dual induction hob's electric fan assisted oven, and space available for eye level microwave. Space also available for American style fridge freezer. Tiled walls and flooring, extractor.

Inner Hall

Concealed concertina entrance door to under stairs storage cupboard, hanging space and shelving. glazed inner door leads to...

Bedroom 2 - 3.81m x 4.67m (12'6" x 15'4" to rear of wardrobes)

Three sash Upvc double glazed windows overlook front of property, double bedroom with coving.

Master Bedroom - 5.61m x 4.62m (18'5" into recess x 15'2" to rear of wardrobes)

Upvc double glazed window to front, double bedroom with coving.

Bedroom 3 - 3.81m x 3.48m (12'6" x 11'5" to chimney breast)

Upvc double glazed window overlooks rear of property. Built in wall cupboard to recess.

Shower Room/ WC - 2.69m x 2.18m (8'10" x 7'2")

Opaque Upvc double glazed window with three-piece modern suite incorporating low level WC, vanity wash hand basin with mixer tap and entry-level walk-in shower enclosure with plumbed in rainfall style shower and handheld shower attachment. Tiled flooring, part wall tiling and heated towel rail. Recessed spotlighting. Under floor heating which is separately controlled.

Outside

Gardens well maintained to both front and rear, communal garden access from main accommodation via wrought iron fire escape is enclosed with laid to lawn and established borders. The three converted flats in the development all have access to rear outside space making use of their own patio furniture to the right-hand side. The rear gardens are well screened and stocked with a variety of plants, shrubs and trees. We understand parking is available for one vehicle to front. The property also includes its very own private double width garage integral to the lower ground floor/cellar measuring 22'6" x 15'7" with double door access proving secure off-road parking, electric and power supply. The cellars also lead to a generous private storage room measuring 19'6" x 8'10", with power and lighting, ideal for storage purposes. Please note that the main property conversion has benefit of a newly fitted roof within the last 5 years.

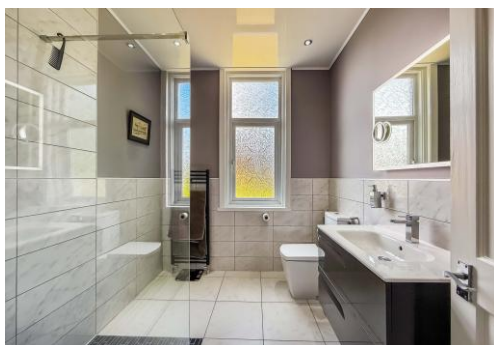
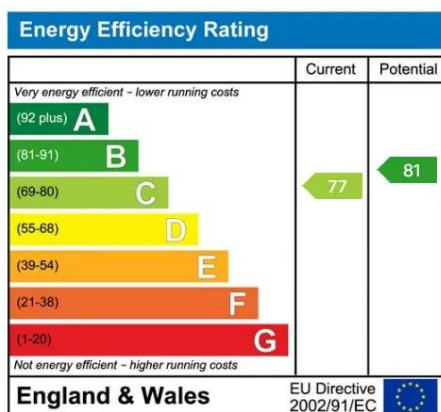
Maintenance

We understand there is no formal management company in place with the three flats in the development being responsible for any works split 35%, 35% and 30% respectively, there is a combined block building insurance payable, and the property is leasehold for the remainder of 999 years (less 20 days) from 29 September 1867 with a ground rent of £5 per annum. We understand the owners at the development also contribute towards the gardening fees and the cost from 22a Oxford Road payable £28 every 2 weeks.

Council Tax

Sefton MBC band D.





Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.