



**6 Conyers Avenue
Southport, PR8 4SZ £750,000
'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

A rare opportunity to acquire a most elegant double fronted detached Victorian family residence located in the sought-after area of Birkdale, perfectly positioned for convenient access to Southport town centre, local amenities, and excellent commuter links including rail services to Liverpool and Manchester and a number of Championship Golf Courses in the vicinity. This impressive home beautifully blends period charm with modern family living, boasting a wealth of original character features alongside well-planned accommodation designed for comfort and style. The ground floor offers a welcoming reception hallway with utility/WC and access to cellar, a series of generous reception rooms ideal for both everyday living and entertaining, and a spacious kitchen/dining area at the heart of the home, perfect for entertaining. To the first floor there are four well-proportioned bedrooms, including a superb master bedroom with its own dressing room. To the second floor there are two further bedrooms and a utility/shower room with WC, perfect for use as an independent relative or teenager suite! Externally, the property enjoys a well-established setting with gardens ideal for family use and outdoor entertaining. This is a substantial and versatile home of real distinction, perfectly suited to modern family lifestyles while retaining the elegance and stature of its Victorian origins.

Enclosed Entrance Vestibule

Upvc double glazed outer double storm doors, arched Upvc double glazed insert over and tiled flooring. Dado rail and light point. Glazed inner door leads to...

Reception Hall

Generous in size with woodgrain laminate flooring and staircase to first floor with handrail, spindles and newel post. Dado rail, ornate corbels and coving. Useful under stairs door provides access via open tread staircase to cellar ideal for storage. Cellar measures 14'11" x 6'5" with electric light and power also housing electrical consumer unit and meters. Further doors off entrance hall lead to main accommodation and separate door to...

Utility Room/WC - 1.45m x 1.73m (4'9" x 5'8")

Upvc double glazed window to side, wall mounted 'Worcester' gas central heated boiler. Which we understand to service the ground floor level with heating and water. There is also a WC, corner wash hand basin and working surfaces conceal plumbing for washing machine and space for tumble dryer. Ladder style chrome heated towel rail, tiled walls and panelled ceiling.

Living Room - 5.26m x 4.24m (17'3" into bay x 13'11")

Upvc double glazed window to front, contemporary living flame remote control gas fire with limestone interior, hearth and fire surround. Picture rail, ornate coving to ceiling moulding and ceiling rose.

Sitting Room - 5.87m x 4.04m (19'3" into bay x 13'3")

Upvc double glazed bay window, living flame gas fire with cast iron tiled interior and ornate style tiled hearth and wooden fire surround with pillared mantle piece and inset bevelled vanity mirror. Plate rack, ornate coving, ceiling moulding to ceiling rose.

Dining Room - 4.52m x 4.04m (14'10" into bay x 13'3" into recess)

Upvc double glazed picture window provides delightful aspect over established gardens to rear. Dining area open plan to kitchen with living flame gas inset stove to chimney breast with tiled interior over granite hearth and surround. Separate tall cupboard and dresser to recess, and shelving with base unit to further recess. Woodgrain laminate style flooring, picture rail with archway providing open plan access leading to....

Breakfast Kitchen - 6.12m x 2.82m (20'1" x 9'3")

Upvc double glazed double doors lead to rear garden with kitchen comprising of a number of built in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces including one and half bowl sink unit with mixer tap and drainer. Appliances include 'Bosch' double electric oven with four ring 'John Lewis' ceramic style hob with concealed extractor over. Plumbing is available for dishwasher and further base unit with integral fridge. Part wall tiling.



First Floor Landing

Half landing with glazed stained and leaded light window to side, door to family bathroom/ WC and steps up to main landing including dado rail and coving. Separate fixed staircase provides access to second floor with hand rail, spindles and newel post.

Bathroom - 2.79m x 2.67m (9'2" x 8'9")

Upvc double glazed window with four piece modern white suite including low level WC, pedestal wash hand basin and corner step in shower enclosure with plumbed in thermostatic shower and separate claw and ball foot slipper style bath with central mixer tap and telephone style shower attachment. Neoclassical style radiator with separate heated towel rail, tiled flooring and part wall tiling.

Bedroom 1 - 4.22m x 4.24m (13'10" x 13'11")

Two Upvc double glazed window, ornate case iron and tiled fireplace with wooden surround to one wall, picture rail and coving. Door way leads to...

Dressing Room (Potential Ensuite) - 2.72m x 1.7m (8'11" x 5'7")

Upvc double glazed window to front, arranged as a dressing room with glazed door leading back to first floor landing. (The dressing room provides potential to covert to an ensuite subject to the usual consent being obtained.)

Bedroom 2 - 5.51m x 4.04m (18'1" into bay x 13'3")

Two Upvc double glazed window, ornate cast iron and tiled interior to fireplace with wooden surround. Picture rail and coving.

Bedroom 3 - 4.04m x 4.75m (13'3" from rear of wardrobes into recess x 15'7" into bay)

Upvc double glazed bay window overlooking rear. Ornate cast iron and tiled fireplace with wooden surround, fitted wardrobes to recess and picture rail.

Bedroom 4 - 2.84m x 3.35m (9'4" x 11'0")

Upvc double glazed window overlooking rear, ornate fire surround.

Second Floor

Half landing access including Upvc double glazed opaque window to side and door with step leading down to utility/ shower room and WC. Stairs lead to main second floor landing and further suite of rooms perfect for use as teenager or independent relative suite.

Utility/Shower Room/ WC - 2.77m x 2.64m (9'1" x 8'8" overall including areas of reduced head height)

Double glazed Velux skylight to roof pitch maximising natural light with low level WC, pedestal wash hand basin and corner step in shower enclosure with plumbed in thermostatic shower unit. Tiled walls, knee hole dressing table and drawers and further cupboard houses 'Vokera' gas central heated boiler which we understand services the second and first floor.

Bedroom 5 - 4.04m x 4.44m (13'3" x 14'7" overall from front of wardrobes into recess including areas of reduced head height)

Two Upvc double glazed window, built in cupboard and storage.

Bedroom 6 - 4.22m x 2.77m (13'10" x 9'1")

Upvc double glazed window, ornate fire surround.

Outside

Established gardens adjoin the property to front and rear with loose stone driveway to front providing off road parking for numerous vehicles including shaped lawn with raised borders, plants and shrubs. Secure gated side access leads to a rear garden, not directly overlooked and arranged with patio and lawn including established well stocked borders with a variety of plants, shrubs and trees. There is also timber garden shed and pergola access and separate raised patio.

Council Tax

Sefton MBC band F.

Tenure

Freehold.





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