



**37 Pilkington Road
Southport, PR8 6PD £515,000
'Subject to Contract'**

Presenting a truly handsome and balanced Victorian detached family home set in a prominent and highly sought-after town location. Accessed through a welcoming vestibule and entrance hall, this residence is rich with original period features including corbels, decorative coving, and elegant ceiling roses. The ground floor boasts multiple generous reception rooms leading to a stylish kitchen and a rear conservatory, with further access to a lower ground utility area and a convenient shower room with WC. Ascending to the first floor, the home continues to impress with a beautiful original stained and leaded light window on the half landing. There are five well-proportioned and well-presented bedrooms, most retaining their original marble fire surrounds, offering both charm and character. The family bathroom and separate WC provide convenience for modern family living. The property is set on an established mature plot with ample off-road parking at the front and a large garage accessible via double doors, ideal for use as a workshop, vehicle storage, or potential conversion to a home office. The rear garden is thoughtfully laid out with patio areas, loose stone borders, and lawn, creating a peaceful outdoor retreat. This freehold home enjoys a prime location close to Southport town centre, with a wealth of shops, excellent commuter links to Manchester and Liverpool lines, and a variety of schools and colleges nearby, making it an exceptional opportunity in a sought-after area.

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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

Enclosed Entrance Vestibule

Glazed and leaded light double outer storm doors with glazed inserts over, tiled flooring with step and stained leaded light with a attractive motive style inner door with matching side inserts leading to entrance hall.

Entrance Hall

Spacious entrance hall with woodgrain laminate style flooring, original dipped inner doors with original handles, brass plates, deep skirting boards, picture rail and ornate corbels, coving and ceiling molding. Turned staircase with attractive handrail, spindles and newel post leads to the first floor, including half landing with most attractive feature, stained and leaded light window.

Principle Lounge - 5.69m x 4.34m (18'8" x 14'3")

UPVC double glazed windows overlook front of property, deep skirting boards and original Marble fire surround including tiled interior and hearth, picture rail and ornate coving, ceiling molding with motif.

Dining Room - 5.41m x 4.37m (17'9" into bay x 14'4")

Light, bright and airy reception room, arranged as a dining room with feature original Marble fire surround including tiled interior hearth and Marble mantelpiece. Inset living flame gas fire. Wood grain laminate style flooring continues, deep skirting boards, picture rail and further ornate coving and ceiling rose. Feature glazed bay window to front of property with glazed, leaded light transoms with motif.

Kitchen - 3.84m x 3.12m (12'7" x 10'3")

Modern style fitted kitchen with a range of built-in cream base units which include cupboards and drawers, wall cupboards and working surfaces with one and a half bowl sink unit with mixer tap and drainer. Appliances include integral fridge and freezer, dishwasher, and Range style double oven with seven burner gas hob. Partial wall tiling, built-in extractor over. UPVC double glazed window and separate glazed and leaded door leads to conservatory at the rear. Inner door leads to rear lounge/sitting room, separate glazed and leaded door with steps leads down to WC/shower room and separate utility.

Sitting Room - 4.32m x 4.32m (14'2" x 14'2" into recess)

Most attractive reception room with UPVC double glazed double doors and window including step down to patio and enclosed garden at the rear. Original Cast iron fireplace to illuminated chimney breast over tiled hearth. Wall light points to recess, picture rail and ornate ceiling molding with motif. Original Bell system (currently disconnected) to one wall.

Ground Floor Shower Room/WC - 2.18m x 1.47m (7'2" x 4'10" excluding shower recess)

Opaque UPVC double glazed window to side of property, three-piece suite including low-level WC, pedestal wash handbasin and step-in shower enclosure with part wall tiling, wall grip and Triton electric shower unit. Built-in airing cupboard to one wall, built-in cupboard to under stairs also housing meters. Tiled flooring, dado rail.

Utility - 2.64m x 3.05m (8'8" x 10'0")

UPVC double glazed opaque window and door leads to rear of property and garden. Tiled flooring, part wall tiling and working surfaces including base units also concealing plumbing for washing machine and space for tumble dryer. Gas meter to one wall and Valliant combination style centrally heated boiler system.

Conservatory - 3.02m x 2.49m (9'11" x 8'2")

Double glazed hardwood conservatory with cathedral style windows, electric, lights and power supply, glazed doors lead to garden at the rear.

First Floor Landing

Feature picture glazed and leaded light window to half landing with stairs to the first floor including stripped wooden flooring giving access to a number of bedrooms. There is also separate access hatch with crawlspace to further room used for useful storage. Half landing leads to...

Family Bathroom - 2.67m x 1.98m (8'9" x 6'6")

Opaque UPVC double glaze window with two-piece modern suite comprising of pedestal wash handbasin and claw and Ball foot slipper style bath with central mixer tap and telephone style shower attachment. Tile effect laminate style flooring and part wall tiling. Inset medicine cabinet to one wall with oval beveled vanity mirror.

WC - 1.65m x 0.91m (5'5" x 3'0")

Opaque UPVC double glaze window, low-level WC, tile effect vinyl cover flooring.

Bedroom 1 - 5.23m x 4.32m (17'2" reducing to 14' into bay x 14'2" overall measurements)

Double bedroom with UPVC double glazed windows overlooking front of property, picture rail and coving. Inner door leads to...

En-suite Shower Room - 2.57m x 1.35m (8'5" into shower recess x 4'5")

Two-piece modern style suite comprising of step-in shower enclosure with plumbed in thermostatic shower, vanity wash handbasin with Marble tops and inset sink unit with mixer tap and cupboards below. Wall tiling, chrome ladder style heated towel rail. recess spotlight lighting and extractor.

Bedroom 2 - 4.11m x 4.37m (13'6" x 14'4")

UPVC double glaze windows to front of property, stripped wooden flooring and feature original fireplace with Marble surround, mantelpiece and cast-iron and tiled fire inset over attractive tiled half. Ornate picture rail and coving.

Bedroom 3 - 4.11m x 4.37m (13'6" x 14'4" into recess)

Double bedroom with UPVC double glazed window overlooking rear of property, wooden fire surround with Marble effect interior and hearth to chimney breast, woodgrain laminate style flooring, picture rail and coving.

Bedroom 4 - 2.59m x 3.15m (8'6" x 10'4")

UPVC double glazed window overlooking rear of property, picture rail and coving.

Bedroom 5 - 2.95m x 1.83m (9'8" x 6'0")

UPVC double glazed window to front of property.

Outside

Established gardens to both front and rear with hard surface driveway access to front providing off-road parking for numerous vehicles including shaped lawn with established well stocked borders plants and shrubs. Enclosed side access leads to a garage which measures 13'5"×17'7" and accessed via double wooden doors. The garage which would be perfect for use as a workshop, storing vehicles or home office (subject to the usual consents) also includes electric, light and power supply. To the rear of the property the established garden comprises patio with loose stone borders and laid to lawn well stocked with further established plants, shrubs and trees. Access is also available to outbuildings

Council Tax

Sefton MBC Tax Band E.

Tenure

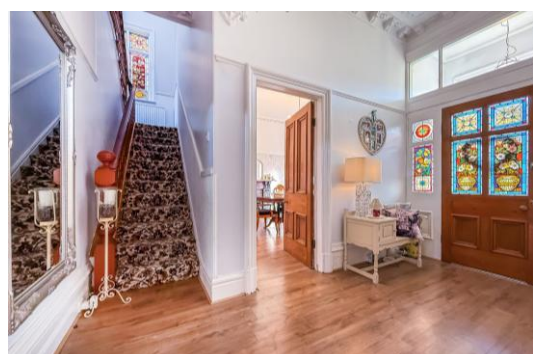
Freehold

Mobile Phone Signal

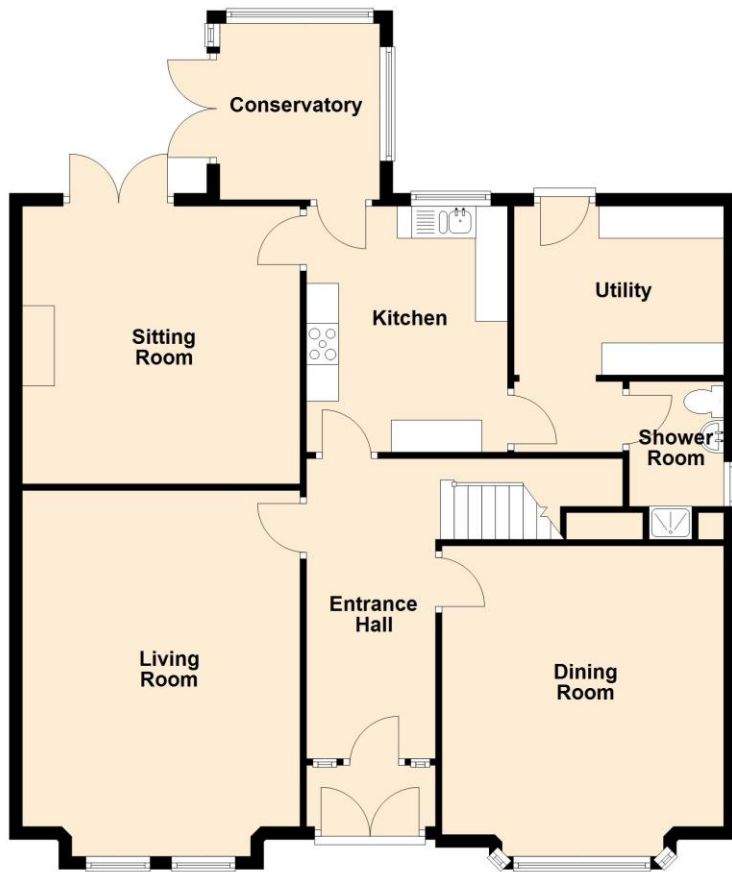
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



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