



**1 Cromer Road  
Birkdale, PR8 2NH, £575,000  
'Subject to Contract'**

Nestled close to the prestigious Royal Birkdale Golf Course, soon to host the next Open Championships, this detached family residence is truly a rare find. Elevated and brimming with character, the home welcomes you with a charming reception hall that flows into generously proportioned reception rooms, a ground floor WC, and a spacious dining kitchen perfect for family gatherings. Upstairs, you'll find four well-sized bedrooms and a modern family bathroom, offering ample space for comfortable living. The property sits on a mature, private plot with expansive gardens that are not overlooked, providing a serene outdoor retreat. There's even additional space at the rear ideal for a home office or garden lodge (Subject to the usual consents) Beyond its enviable golf-course setting, the home is conveniently positioned near local shops, amenities, reputable schools, and the Southport-to-Liverpool commuter line. This is a distinguished residence offering a blend of historic charm and modern convenience in a highly desirable locale.

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*Southport's Estate Agent*



### Entrance Porch

Composite outer door with UPVC double glazed windows, tiled flooring and inner door with glazed, stained and leaded light inserts with matching side windows leading to...

### Reception Hall

UPVC double glazed window to side, turned staircase leads to first floor with handrail, spindles and newel post. Space panelling to plate rail, coving and door by understairs cupboard leads to WC.

**WC** - 1.52m x 0.74m (5'0" x 2'5" including areas of reduced height space)

Low-level WC, vanity wash hand basin with mixer tap and cupboard below, wall grip and useful cupboard to understairs storage space.

**Dining Room** - 5.03m x 3.99m (16'6" x 13'1" into recess)

Generous reception room with UPVC double glazed bay window overlooking front of property, working fire with Marble interior, hearth and fire surround to chimney breast, ornate picture rail, coving and ceiling rose. Original Parquet flooring.

**Principle Lounge** - 5.21m x 5m (17'1" into bay x 16'5" into side inglenook)

UPVC double glazed French doors with side windows lead to garden at the rear. Attractive side inglenook with living flame gas fire inset, wooden fire surround with mantelpiece over hearth, wall light points and UPVC double glazed windows to side. Original Parquet flooring, ornate picture rail, coving and ceiling rose.

**Dining Kitchen** - 5.54m x 3.12m (18'2" x 10'3" overall measurements to recess)

UPVC double glazed windows overlook gardens to the rear with opaque UPVC double glazed side door. Chimney breast with 'Baxi' central heating boiler to recess, kitchen includes a number of built-in base units with cupboard and drawers, wall cupboards including glazed China cupboard and working surfaces with single bowl sink unit. Space is available for freestanding fridge, cooker, plumbing for both dishwasher and washing machine. Part wall tiling, recessed spot lighting and dining area with further opaque UPVC double glazed window to side.

### First Floor Landing

UPVC double glazed tall window to half landing with staircase to first floor with loft access, picture rail and built-in airing cupboard housing hot water cylinder and linen shelving.

**Bedroom 1** - 5.03m x 3.99m (16'6" into bay x 13'1" to rear of wardrobes)

Double bedroom with UPVC double glazed bay window overlooking front of property including built-in base units with cupboards and drawers to bay. Fitted wardrobes to the length of one wall include vanity wash handbasin with flyover storage cupboards hanging space, shelving and partial vanity mirror frontage, wall light point and picture rail. Internal door leads via steps down to useful built-in storage cupboard with original diamond shaped, leaded light window to front, hanging space including areas of reduced head height.

**Bedroom 2** - 4.39m x 3.94m (14'5" x 12'11" overall measurements into recess from rear of wardrobes)

UPVC double glazed window overlooks rear garden, a number of built-in wardrobes include flyover storage cupboards incorporating bedside cabinets, drawers and knee-hole dressing table. Picture rail and fire surround to chimney breast.

**Bedroom 3** - 2.82m x 3.18m (9'3" x 10'5")

UPVC double glazed window overlooks garden to the rear, double bedroom with tile fire surround and corner wash handbasin. Picture rail.

**Bedroom 4** - 2.84m x 3.05m (9'4" to rear of wardrobes x 10'0" overall measurements)

UPVC double glazed window to front of property, fitted wardrobe with flyover storage cupboards, bedside cabinet and picture rail.

**Family Bathroom** - 2.13m x 2.62m (7'0" x 8'7")

Opaque UPVC double glazed windows to side of property, four piece modern white suite comprising of low-level WC, pedestal wash hand basin, corner shower enclosure with wall grips and 'Myra' electric shower unit, panel bath with mixer tap and telephone style shower attachment. Partial wall tiling.

### Outside

Set well back from the road and slightly elevated with access via hard surface driveway to front providing off-road parking for numerous vehicles. Detached garage access with secure gate leads to rear of property. Garage measures 21 ft x 10'2", double doors to front, hard surface flooring providing off-road parking, electric lights and power supply. Door leads to external WC including low-level WC. Adjoining store to garage measures 6'10"x3'3", additional electric, light and power supply. The rear garden is extensive, generous in size and well established with lawn and borders which are well stocked with the variety of plants, shrubs, trees and conifers. This leads via a step, to a tiered further rear garden featuring a wild with ornamental pond. The gardens are well screened and ideal for families.

### Council Tax

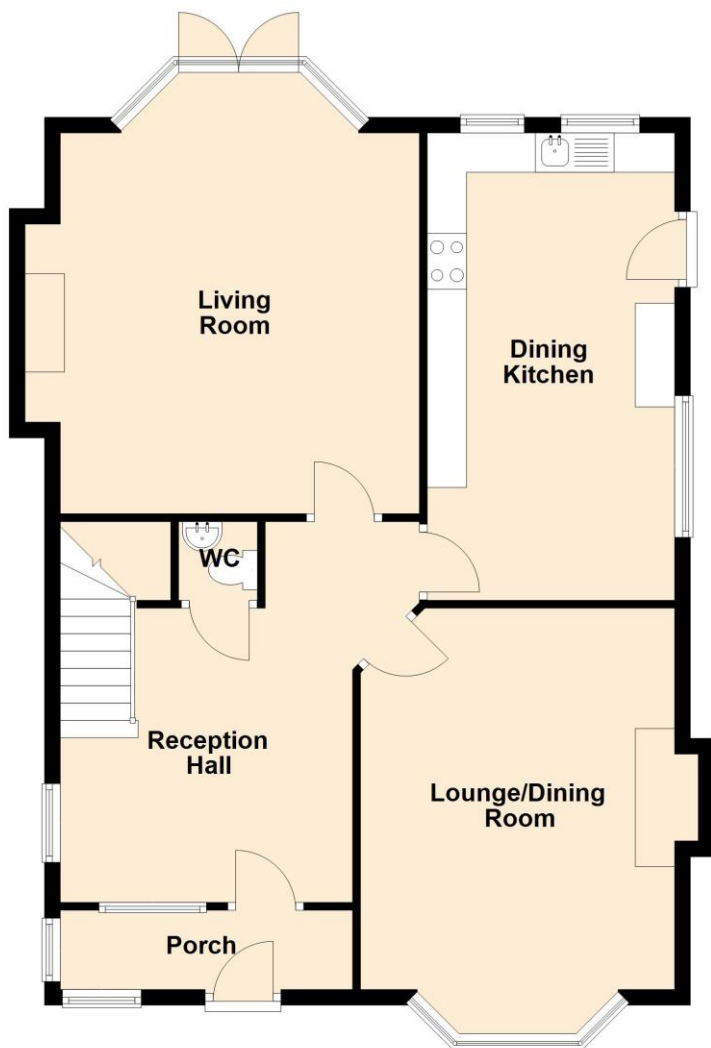
Sefton Tax Band F

### Tenure

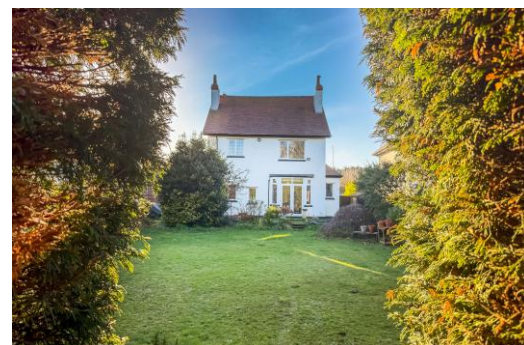
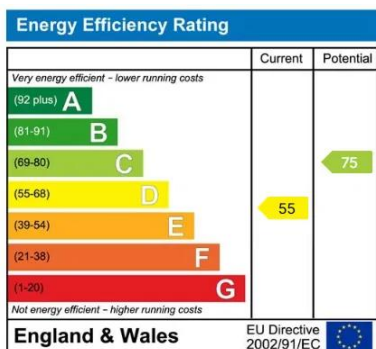
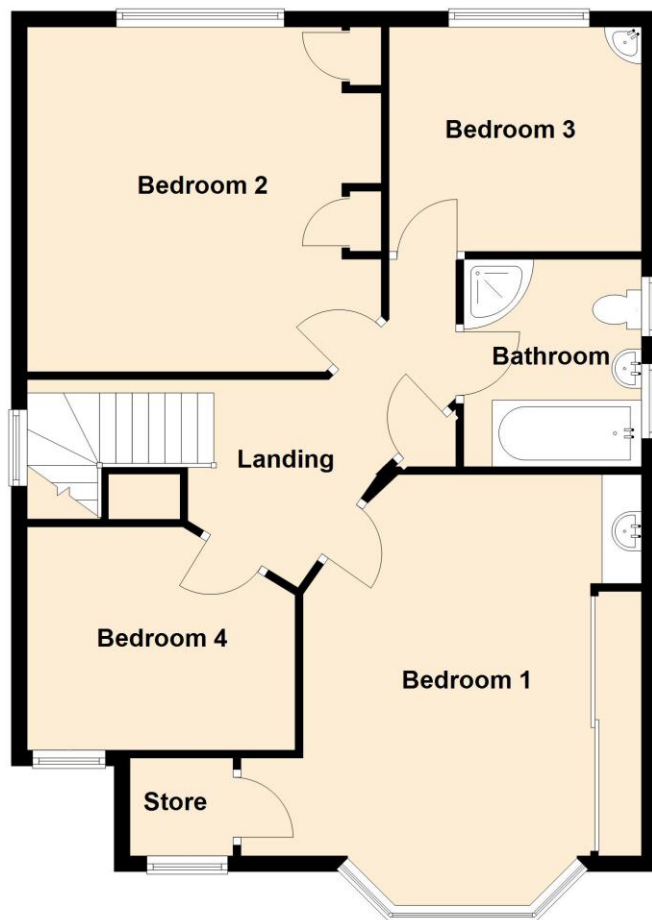
Freehold.



Ground Floor



First Floor



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