

Sherringham Road,
Birkdale


SMART MOVE



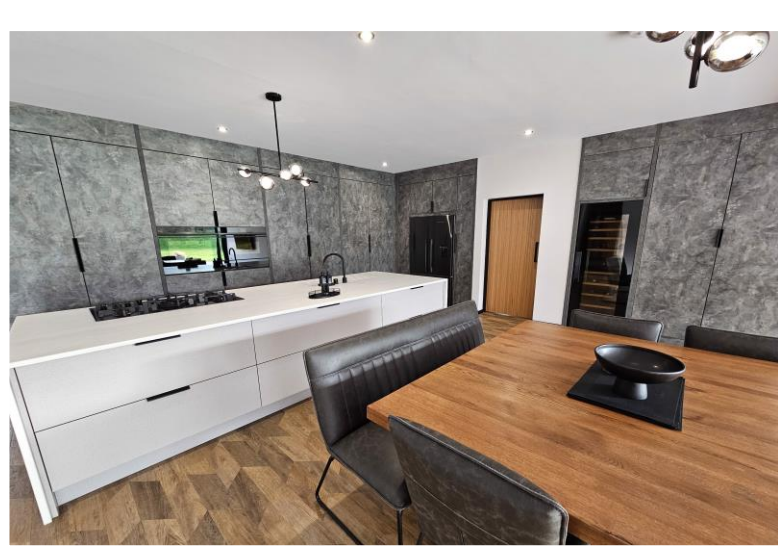
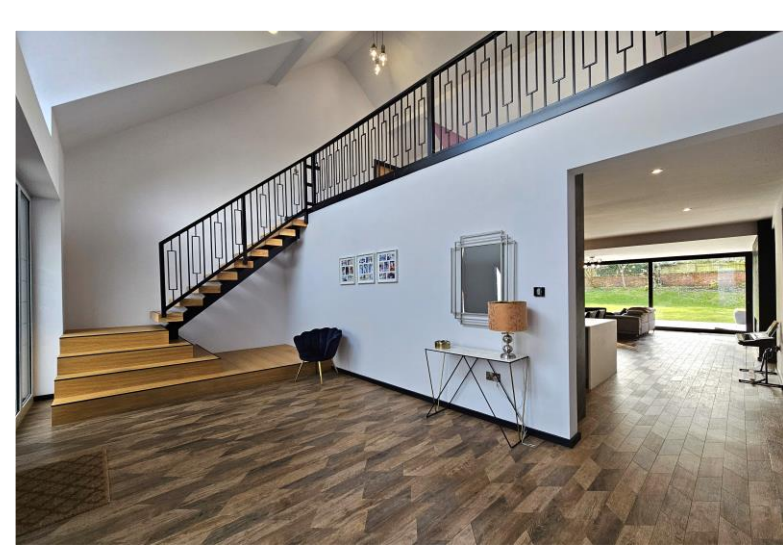
Asking Price **£1,250,000**



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For discerning buyers seeking a true "key-turn" property, then look no further than this impressive one-off detached home, located on one of Birkdale villages most sought after roads. The high level of presentation you will find within this amazing property is a real credit to the current owners, whom have re-built the property from the ground up during their time here, and just some of the highlights that the next lucky owners will enjoy being: bespoke double entrance doors with fingerprint entry system, chevron style Karndean flooring with underfloor heating, industrial style high specification kitchen boasting a large centre island, Corian worksurfaces, Fisher & Paykel double oven, warming drawer and hob, built-in bar and Liebherr wine fridge, dual sided remote control fireplace, two sets of full room width sliders, fitted wardrobes and a large rear balcony from which to enjoy elevated views over the rear garden, being just some of the benefits. Viewing is by appointment only, so contact Smart Move to enquire further and to book your individual tour.

The well proportioned accommodation spans over 4,700 sq ft and in brief includes: full height open plan entrance hall with staircase leading to the first floor, stunning WOW factor open plan kitchen and family room which has full width glass sliders opening out to the rear garden and a dual side feature fireplace, finished in Venetian plaster, which also faces into the lounge, play room / home office, useful walk-in cloak / store room, laundry room, gym (which could be utilised as an additional reception room and also has full width glass sliders to the rear garden,) bedroom four with three piece en suite shower room off and the integral garage with electric remote control access off the driveway, completes the ground floor.

To the first floor is a spacious vaulted landing which overlooks the entrance hall below and has an open seating area with French doors opening out on to the rear balcony, bedroom one spans over 32ft in length and has a open plan dressing room with fitted wardrobes, French doors to the rear balcony and an internal door to the rooms three piece en suite shower room, bedroom two also has fitted wardrobes and a three piece en suite bathroom, bedroom three and the four piece family bathroom completes the first floor accommodation. The layout is quite flexible, with some rooms offering various uses, making this property able to be tailored to several buyers requirements.

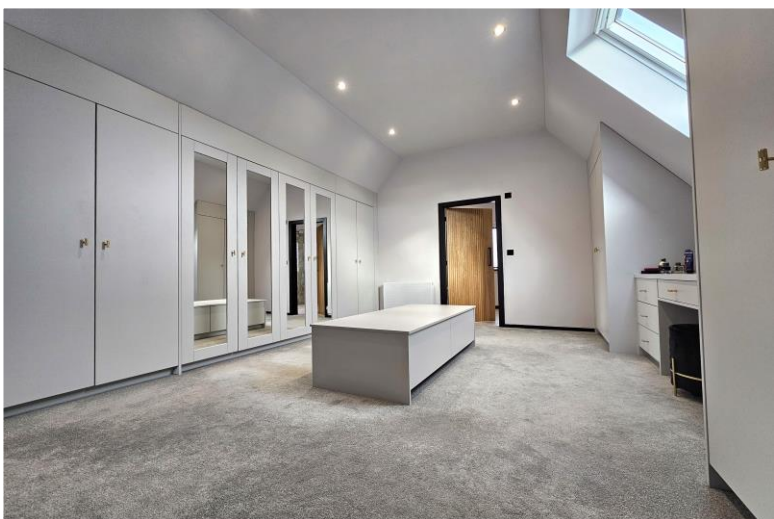
The plot the property enjoys spans around 0.3 acres and as such, is benefits from ample off road parking, as well as a mature private garden plot. Parking is available to the front of the property on the block paved in-and-out style driveway, with additional parking being available within the integral garage. Access round to the rear is through a secure gated pathway down the side, for easy access around the property. The main garden is located to the rear and offers buyers a generous outdoor entertaining space which includes a large porcelain tiled sun terrace for outdoor eating and entertaining, established lawned garden with a fenced perimeter and numerous plants, trees and shrubs bordering. NB: The rear garden faces a south / south-westerly direction, proving excellent sun coverage.



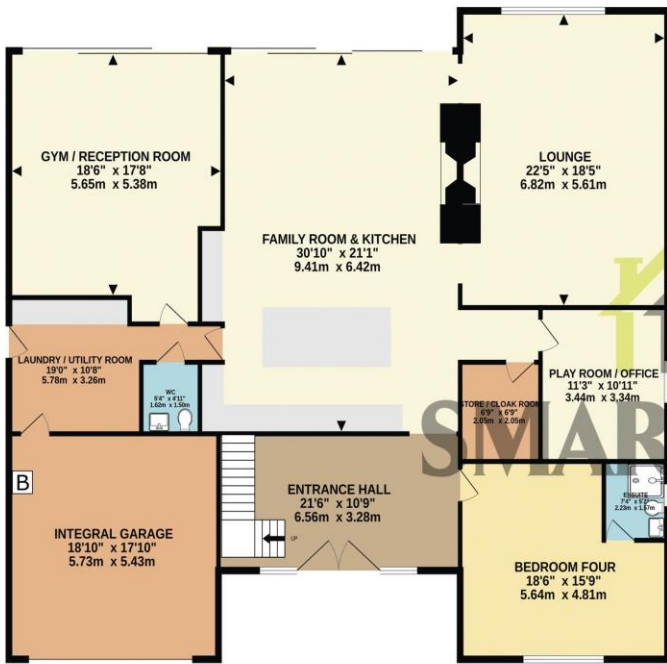
- * One-Off Modern Detached Home c. 4,700 sq ft
- * WOW Factor Open Plan Kitchen Family Room
- * Laundry Room, Ground Floor WC & First Floor Bathroom
- * 32ft Open Plan Master Bedroom & Dressing Area plus En Suite
- * In-and-Out Driveway & Integral Garage with Electric Door



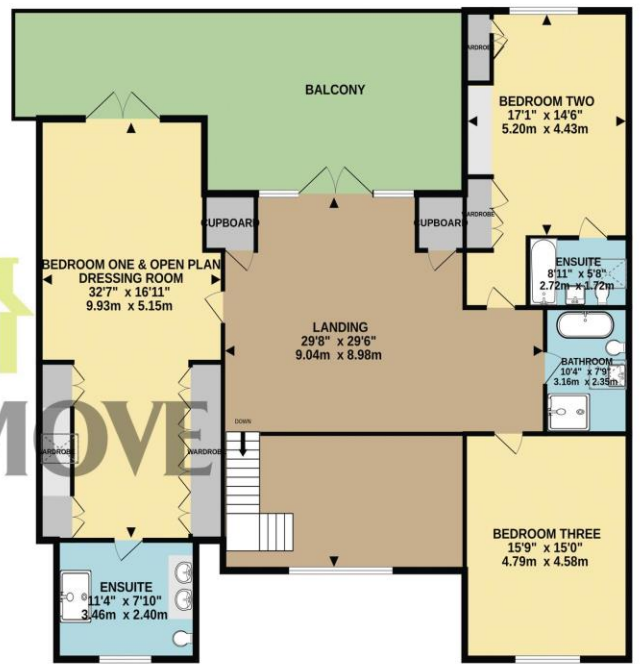
- * Re-Built Recently to Exacting Standards Throughout
- * Lounge, Play Room / Office & Gym / Additional Reception Room
- * Four LARGE Bedrooms - Three with En Suites
- * Large Plot of Around 0.3 Acres
- * UPVC DG, GCH (Underfloor Heating to GF,) Freehold, Council Tax: H & EPC: B



GROUND FLOOR
2676 sq.ft. (248.6 sq.m.) approx.

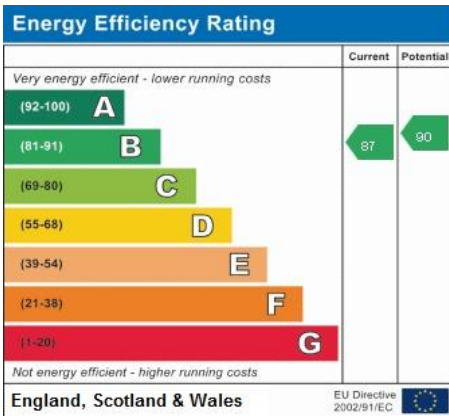


1ST FLOOR
2025 sq.ft. (188.2 sq.m.) approx.



TOTAL FLOOR AREA : 4702 sq.ft. (436.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
Sheningham Road, Birkdale, 84x11L, 84x11L

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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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