

01704 500 008

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Trafalgar Road, Birkdale, Southport PR8 2HU

Viewing: Strictly by arrangement with the Agents (01704) 500 008

**£1,200,000 Subject to Contract**

Only by an inspection may the many outstanding features of this truly exceptional detached family house be appreciated fully. Located to the shore side of Birkdale within a highly sought after residential area, this property presents an excellent opportunity for a buyer seeking a residence of character which has been extensively modernised to exacting standards within the last 5 years.

This extensive refurbishment programme included thoughtfully planned extensions to the front, side and rear; a new roof, fascia boards and rainwater goods; new windows; central heating boiler with pressurised hot water system; fitted kitchen and utility room; four bathrooms; fitted wardrobes; a new staircase; interior doors; feature wall panelling; a CCTV system; twin bespoke electric gates and new perimeter wall. The beautifully presented accommodation comprises Entrance Vestibule; Hall; Fitted Cloakroom/Shower Room; front Lounge; front Living Room; Study; superb open plan fitted Kitchen and Dining Room with large island unit, bi-fold doors and ceiling lantern. To the first floor there are five Bedrooms, the Principal Bedroom suite comprises an exceptionally spacious Bedroom and Bathroom; four further Bedrooms, two of which have En Suite Dressing Rooms and Shower Rooms. There is a family Shower Room located off the large Landing.

- Double Fronted Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Gardens to the Front, Side and Rear
  
- Four Car garage
- Thoughtfully Renovated Throughout
- Carriage Sweep Driveway
- Gas Central Heating & Double Glazing

The property stands in established, generously proportioned and well maintained enclosed gardens which extend from the side to the rear with a large terrace providing an ideal Summer entertaining space. The front incorporates a carriage-sweep driveway with elegant twin electrically operated gates which lead to the four car Garage, also with remote controlled access and an electric car charging point. Trafalgar Road forms part of a highly sought after residential area to the shore side of Birkdale within walking distance of the famous Royal Birkdale Golf Club. The railway station at Hillside on the Southport/Liverpool line is also within walking distance and the many amenities of Birkdale Shopping Village are readily accessible, as are a number of local primary and secondary schools.

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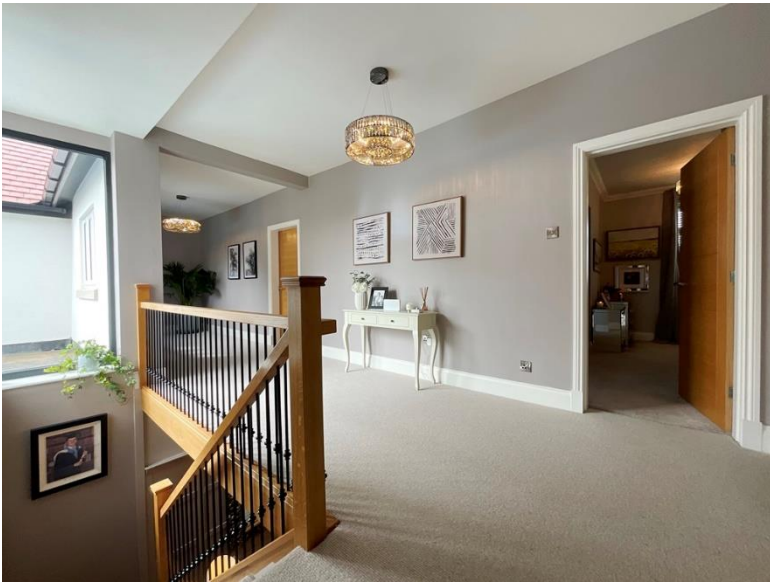


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**Entrance Vestibule**

**Hall**

**Fitted Cloakroom/Shower Room** - 1.68m x 1.52m (5'6" x 5'0")

**Front Lounge** - 5.16m into bay x 4.5m (16'11" x 14'9")

**Living Room** - 5.74m x 4.39m (18'10" x 14'5")

**Study** - 3.53m x 3.4m (11'7" x 11'2")

**Open Plan Kitchen and Dining Room** - 8.97m overall x 5.49m overall (29'5" x 18'0")

**Utility Room** - 3.15m x 2.39m (10'4" x 7'10")

**First Floor:**

**Principal Bedroom** - 6.65m plus door recess x 5.21m (21'10" x 17'1")

**En-Suite Bathroom** - 3.23m x 2.54m (10'7" x 8'4")

**Front Bedroom 2** - 4.19m x 4.17m (13'9" x 13'8")

**Dressing Area** - 2.49m into wardrobes x 2.44m (8'2" x 8'0")

**En-Suite Shower Room** - 2.77m x 2.49m (9'1" x 8'2")

**Front Bedroom 3** - 4.72m x 3.66m into bay, plus door recess (15'6" x 12'0")

**Dressing Room** - 3.15m x 2.54m (10'4" x 8'4")

**En-Suite Shower Room** - 3.15m x 0.97m (10'4" x 3'2")

**Bedroom 4** - 3.99m x 3.4m (13'1" x 11'2")

**Rear Bedroom 5** - 3.76m x 3.33m (12'4" x 10'11")

**Shower Room** - 2.95m overall x 2.31m (9'8" x 7'7")

**Four Car Garage** - 10.67m x 5.31m (35'0" x 17'5")

**Garden Store** - 5.31m x 1.8m (17'5" x 5'11")

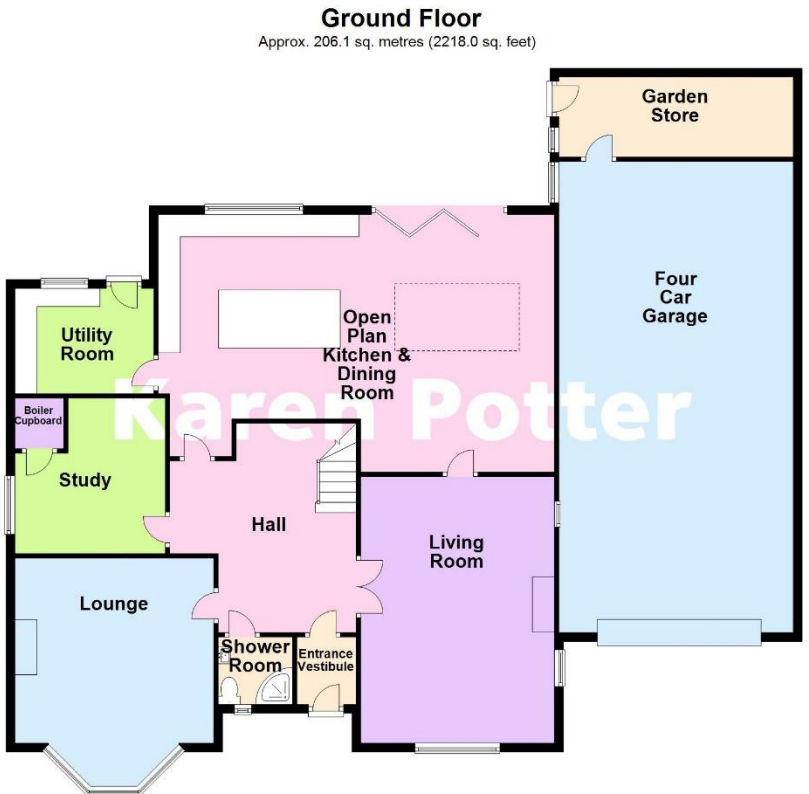
**Tenure:** Enquiries made of the Government website details the property as Freehold.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G.

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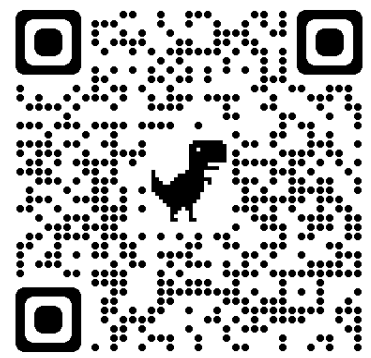
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Total area: approx. 372.8 sq. metres (4012.6 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Karen Potter Limited.  
 Registered Address: 5 Hill Street,  
 Southport PR9 0NW  
 Registered in England & Wales.  
 Company Registration Number 7931209  
 Managing Director - Karen L E Potter



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