



Bolton Road,
Birkdale, Southport, PR8 4BE
Price: £575,000 Subject to Contract

An early inspection is highly recommended of this beautifully presented, double fronted detached Victorian house, occupying a generous plot within a moments stroll of the heart of Birkdale Village.

The property has been much improved with an extensive schedule of works including: ground floor extension with bi-folding doors and roof lantern, re-roof of the main house, replacement windows including box sash, new kitchen, bathroom, en-suite, wc, utility, flooring and decor.

Arranged over two floors, the gas centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Study, Kitchen/Breakfast Room, Utility and Wc to the ground floor. Upstairs, there are three double Bedrooms, one with En-Suite Shower Room and another with a Dressing Room (formerly Bedroom 4), and a family Bathroom.

Outside, to the front is a lawned garden with driveway providing off road parking. Twin timber gates allow access down the side of the house to the detached, brick built garage/workshop. The rear garden is a particular feature arranged with raised terrace with steps down to an extensive lawn with well stocked, mature shrub borders.

Bolton Road links Claremont Road with Liverpool Road, immediately adjacent to the many amenities of Birkdale Village.



GROUND FLOOR:

LIVING ROOM

4.24m into bay x 3.94m (13'11" x 12'11")



DINING ROOM

4.11m into bay x 3.89m (13'6" x 12'9")



STUDY

4.6m x 2.84m (15'1" x 9'4")



KITCHEN/ BREAKFAST ROOM

7.26m overall x 3.86m overall (23'10" x 12'8")



UTILITY ROOM

1.73m x 1.6m plus recess (5'8" x 5'3")

WC

1.91m x 0.84m (6'3" x 2'9")



FIRST FLOOR:

BEDROOM 1

3.94m x 3.56m (12'11" x 11'8")



EN SUITE

1.88m x 1.75m (6'2" x 5'9")



BEDROOM 2

2.82m x 2.69m plus recess (9'3" x 8'10")



DRESSING ROOM

2.44m x 2.34m (8'0" x 7'8")



BEDROOM 3

3.89m x 2.77m (12'9" x 9'1")



BATHROOM

2.82m x 2.69m (9'3" x 8'10")



OUTSIDE

To the front is a lawned garden with driveway providing off road parking. Twin timber gates allow access down the side of the house to the detached, brick built garage/workshop.

The rear garden is a particular feature arranged with raised terrace with steps down to an extensive lawn with well stocked, mature shrub borders.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

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:

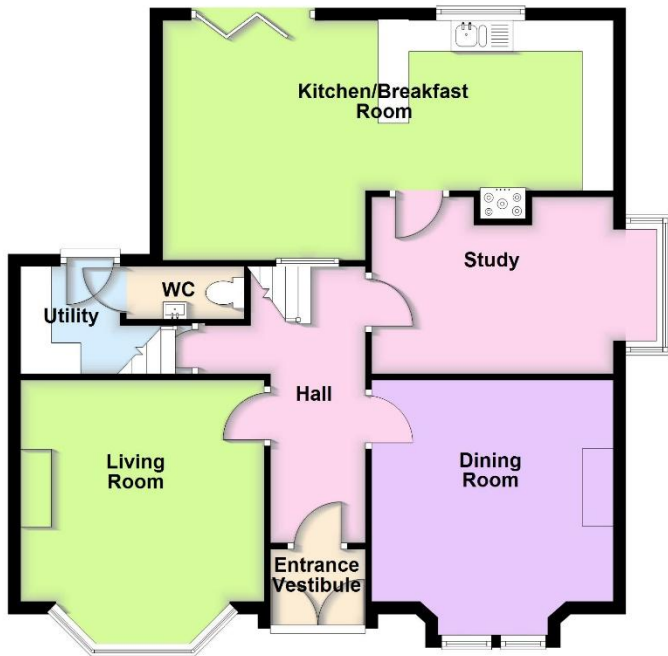
<https://labs.thinkbroadband.com/local/index.php>

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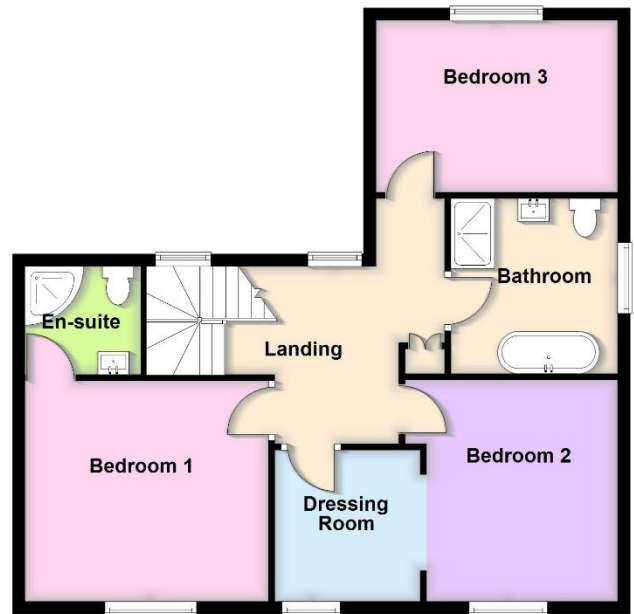
Ground Floor

Approx. 90.1 sq. metres (969.7 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



Total area: approx. 157.2 sq. metres (1691.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	