

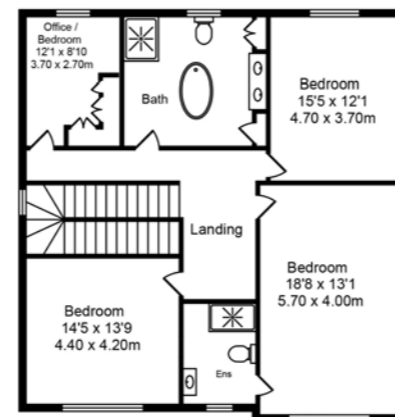
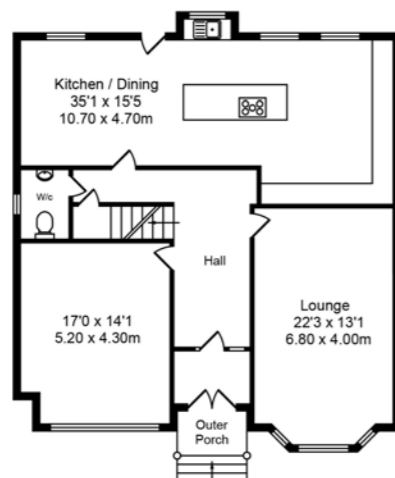
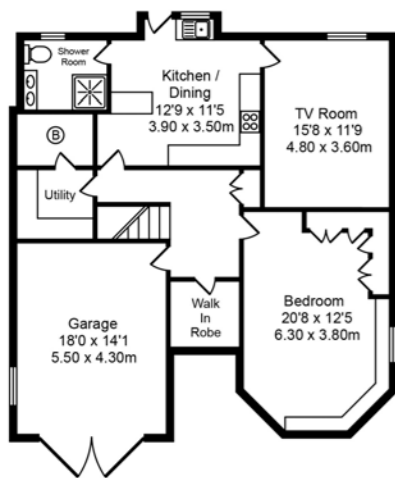
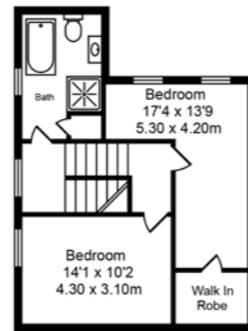


Southport: 01704 778668 Parbold: 01257 442789  
 Ormskirk: 01695 570102 Chorley: 01257 241173  
 arnoldandphillips.com

**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 4285 Sq.ft. (398.1 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years from 1953  
 Years Remaining on Lease: 928 years  
 Ground Rent: £5 every 6 months  
 Service Charge: No Charge Payable  
 Council Tax Band: G  
 Details Prepared: 09/04/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

**THE LUXURY PROPERTY SPECIALISTS**

**York Road, Birkdale, Southport**  
**Asking Price £1,100,000**



Arnold & Phillips are delighted to bring to market this exquisite six/seven-bedroom detached Victorian villa, meticulously renovated to perfection and nestled within a generous, professionally landscaped plot on the prestigious York Road in the heart of Birkdale, Southport.

This distinguished residence enjoys a prime location within walking distance of Birkdale village, offering a diverse array of local amenities and excellent transport links via the nearby rail station. With several reputable schools also residing nearby, this versatile property would be ideal for working professionals and families alike.

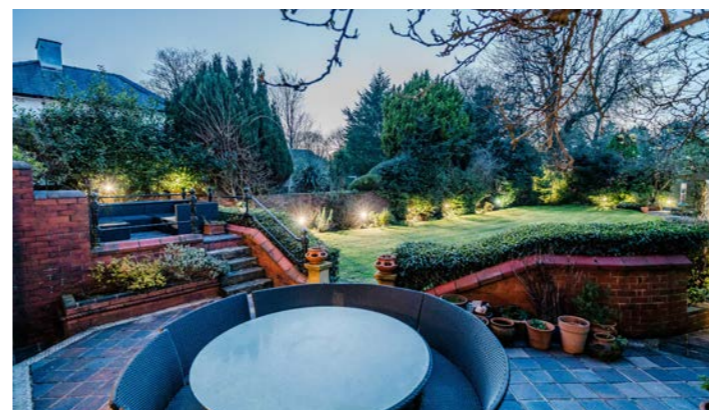
Approached via a grand private driveway providing off-road parking, this stunning prestige property spans four impressive levels, boasting an extensive 4,285 square feet of luxurious living space. Seamlessly blending contemporary convenience with period charm, the ground floor features two spacious reception rooms at the front, while the rear showcases a magnificent 35 ft open-plan family dining kitchen. Finished in a premium industrial design aesthetic, the kitchen boasts CRL porcelain work surfaces, Steel Corten doors, high-end integrated appliances and stunning central island with Matt Glass doors. Flooded with natural light through triple aspect windows, this expansive kitchen area offers a large dining space, perfect for family gatherings.

The lower ground level has been fully renovated to incorporate an integrated annex self-contained living space, complete with a large double bedroom, ambient lighting, integrated garage, walk-in wardrobe, en-suite and separate lavish kitchen area, along with a spacious living room.

On the first floor, four further bedrooms await, appointed superbly and decorated to the highest standard, offering ample storage facilities and wardrobes. The opulent main family bathroom features a free-standing designer bath, his and hers vanity wash hand basins, WC and a walk-in double shower, complemented by a contemporary tiled design. The top floor offers two additional bedrooms, finished to exacting standards, along with another bathroom suite and walk-in wardrobe, providing a beautiful outlook over the surrounding area.

The private, well-established rear garden features a large rolling central lawn bordered by established trees, plants and shrubs, with multiple areas of interest and enjoying a spacious patio terrace, ideal for outdoor entertaining and dining al-fresco.

With dual-zone gas central heating, double-glazed sash windows and premium plantation shutters throughout, internal inspection of this contemporary family home is highly recommended to fully appreciate the luxurious living experience it offers. Seldom do properties with this high a fit and finish come to market and as a result early viewing will be essential to avoid disappointment.





**KEY FEATURES**

- Exquisite Detached Victorian Villa
- Six/Seven Bedrooms
- Circa 4285 Square Feet
- Premium 35ft Open Plan Dining Kitchen
- Integrated Self-Contained Annex
- Private & Well-Established Rear Garden
- Grand Private Driveway
- Prime Location







# Lower Ground Floor





