

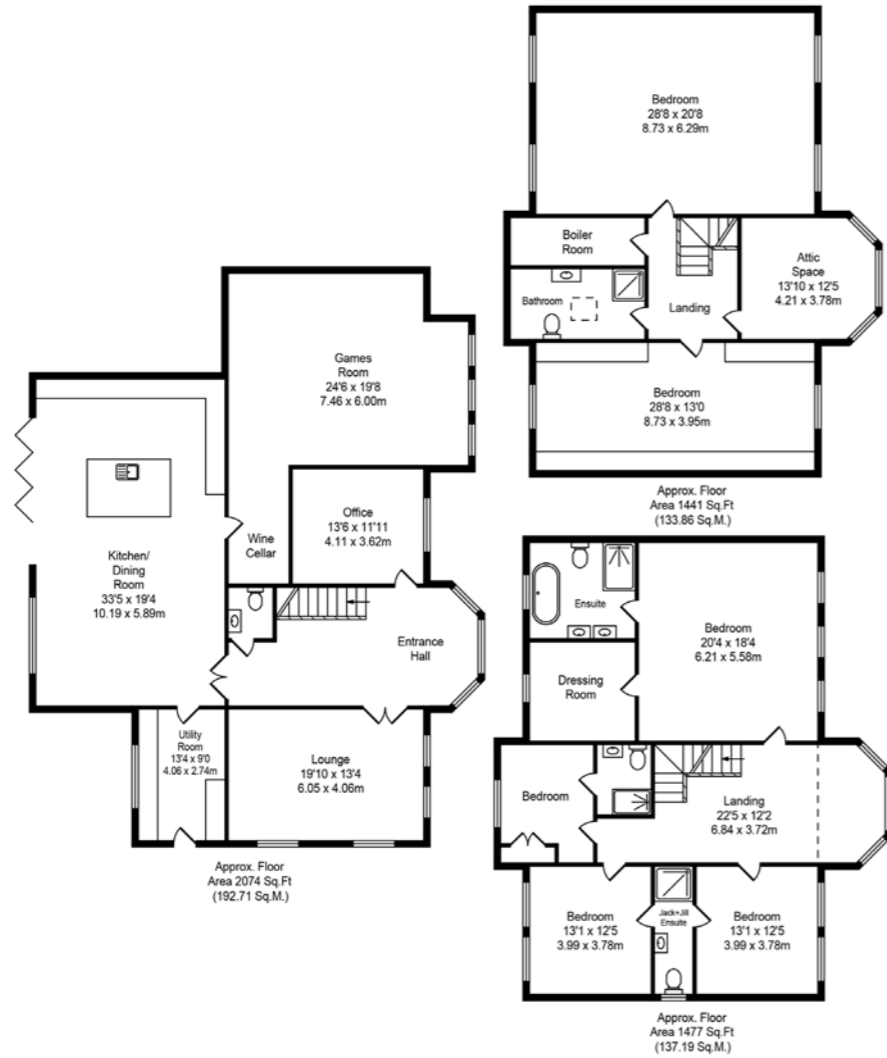


Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 4992 Sq.ft. (463.76 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
 Ground Rent Payable: £150 p.a.
 Council Tax Band: G
 Details Prepared: 20/06/24

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. 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

Trafalgar Road, Southport
 Asking Price £1,300,000



Arnold & Phillips are delighted to present a rare opportunity to acquire this stunning six-bedroom luxury property, perfectly situated on the prestigious Trafalgar Road in Birkenhead, Southport.

This exceptional home is ideally positioned within close proximity to the charming Birkenhead village, known for its array of local amenities and independent retailers. Excellent transport and commuter links, including a nearby rail station, make this property a prime choice for professionals and families alike. Additionally, the area is served by highly regarded primary and secondary schools, further enhancing its family appeal.

Approached via secure electric privacy gates, the property offers extensive off-road parking for multiple vehicles. The striking modern facade, combined with its desirable Birkenhead address, ensures this opulent property makes a lasting impression from every angle.

The ground floor features four dedicated reception rooms: a generous games room, an office, a dual-aspect main living room, and an expansive 34 ft open-plan family living kitchen. Premium Herringbone Amtico flooring with underfloor heating runs throughout. The modern shaker kitchen boasts a comprehensive range of wall, base, and tower units, integrated appliances, high-end Quartz work surfaces, and a central feature island. This contemporary kitchen is a culinary delight, seamlessly flowing into a spacious dining area and further into a generous living area, all illuminated by aluminium bi-folding doors. Additional features include a bespoke wine cellar, utility room, WC, and exquisite fit and finish, ensuring the ground floor exceeds expectations.

The first floor accommodates four well-proportioned family bedrooms, all doubles and neutrally decorated, with integrated wardrobes and storage. The main bedroom suite on this level is particularly impressive, featuring dual aspect windows, a neutral colour palette, an opulent fully tiled en-suite bathroom, and a large dressing room. An additional en-suite and a Jack-and-Jill en-suite complete the first-floor accommodation. The second floor offers two more spacious bedrooms, serviced by an additional family bathroom and adjacent to a roomy attic space.

Externally, the beautifully landscaped rear garden includes a wrap-around turfed lawn, bordered by established trees and plants. A premium patio terrace encircles the property, providing an ideal space for entertaining and outdoor gatherings.

With a premium fit and finish, high-end CCTV, security & alarm system, an extensive 5,000 square feet of living accommodation, and a prime Birkenhead address, this contemporary residence is sure to impress discerning buyers. Internal inspection is highly recommended to fully appreciate the exceptional quality and scope of this remarkable home.

