



Southport: 01704 778668
Ormskirk: 01695 570102

Chorley: 01257 241173
arnoldandphillips.com

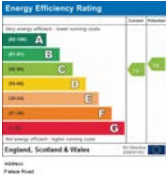
Total Approx. Floor Area 4060 Sq.ft. (377.1 Sq.M.)

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 Freehold
Council Tax Band: G

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.



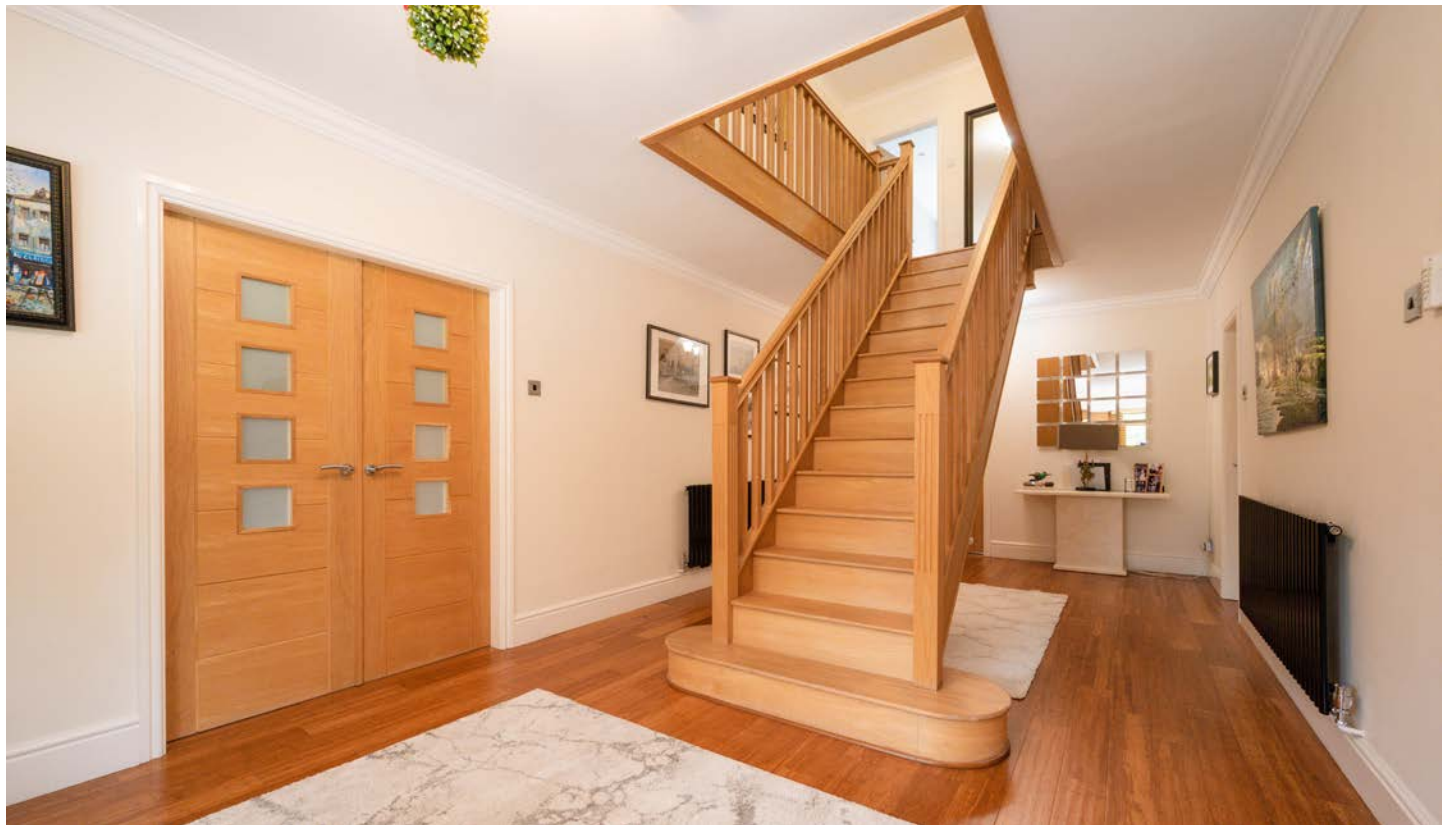
Arnold & Phillips are delighted to bring to market a rare opportunity to acquire a truly stunning five bedroom detached family home plus additional one bedroom detached luxury annex, positioned privately at the end of the highly regarded Palace Road in Birkdale, Southport.

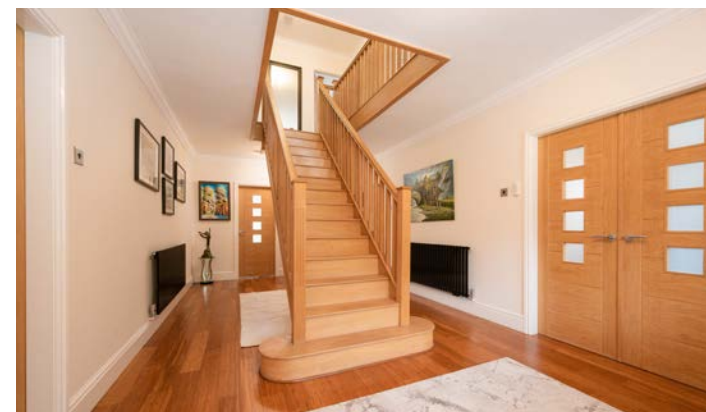
Ideally positioned this vibrant property resides within comfortable walking distance of Birkdale Village, with its wide selection of boutique independent retailers and local amenities, whilst enjoying superb transport and commuter links facilitated via the local rail station. The property also falls within the catchment area for several highly regarded local primary and secondary schools.

Approached via a private electric security gate, this beautiful property provides off-road parking for multiple vehicles and sits beautifully within a well-established and attractive plot. The double fronted home is accessed via the front main entrance, with one recovered into a grand entrance hall. The right of the property enjoys a good sized second living room, whilst the left side enjoys an expansive 27ft main living room which is centered around a premium contemporary feature fireplace and well-lit via double aspect windows and finished in a high level of lavish décor. This free-flowing living space flows around into a rear 38ft open plan kitchen, dining and family living area. Flooded in an abundance of natural light via modern patio doors, a fully fitted bespoke Oak shaker style kitchen boasts a comprehensive selection of wall, base and tower units, contrasted with premium granite work-surfaces and central feature island. An adjoining multi-functional utility rooms leads off along with separate WC.

The first and second floors enjoy five well-proportioned family bedrooms, all of which are double in size and finished to exacting levels of design. An impressive balcony leads on from the galleried landing and enjoys a beautiful outlook over the surrounding gardens. Four lavish tiled en-suite bathrooms and a selection of integrated wardrobes, handy storage facilities and a walk-in dressing room to the master bedroom, along with a lavish family bathroom providing bath, separate shower, WC and his and hers vanity wash hand basins complete the living accommodation within the main residence.

Externally an incredibly spacious one bedroom detached annex is finished to a high level and provides a large double bedroom with patio doors, elegant, tiled bathroom shower room and stylish studio style living area with fully fitted kitchen. Externally sprawling gardens extend to generous proportions and are mainly lawn, bordered by established trees and plants providing a private oasis of tranquility and luxury landscaped gardens. A large parking area bay is accessed via a long driveway with feature fountain roundabout, with a large premium flagged patio terrace linking the main house and annex and providing an ideal place to entertain and dine al-fresco. Extending to a generous 4,060 square foot of luxury living positioned within one of Birkdale's most sought-after areas, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Stunning Detached Family Home

Five Bedrooms

Circa 4060 Square Feet

Open Plan Kitchen, Dining and
Family Living Area

Spacious Detached Annex with
Large Double Bedroom, Shower
Room and Stylish Living Area
with Fully Fitted Kitchen

Beautifully Landscaped Gardens

Extensive Off-Road Parking





