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# 45 Palace Road, Southport, PR8 2BY

## Offers Over £975,000

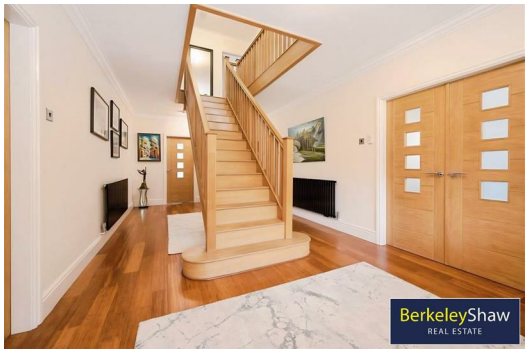
Berkeley Shaw Real Estate are delighted to present this rare opportunity to acquire a truly exceptional five-bedroom detached family home with a separate one-bedroom luxury annexe, privately positioned at the end of the highly regarded Palace Road in Birkdale, Southport. Offering in excess of 4,000 SQFT of living space, this is an ideal family residence.

This prime location is just a short stroll from Birkdale Village, with its boutique shops, restaurants and rail station offering excellent commuter links, while the beautiful coastline and beach are also close by. The property sits on a large, private plot, set behind secure electric gates, with landscaped gardens, sweeping driveway, ample parking and a feature fountain roundabout, creating a superb sense of exclusivity.

The detached annexe is a standout feature, offering superb potential for independent living, guest accommodation, or short-term rental to generate additional income. Finished to a high standard, it includes a large bedroom with patio doors, stylish bathroom and open-plan living with fitted kitchen.

A grand entrance hall leads to an expansive sitting room with feature fireplace, a second living room, and an outstanding 38ft open plan kitchen, dining and family area, complete with bespoke oak shaker kitchen, granite worktops, central island and modern patio doors opening to the gardens. A utility room and WC complete the ground floor. Upstairs there are are five generous double bedrooms across two floors, four with luxury en-suites, a dressing room to the master, family bathroom and a balcony from the galleried landing overlooking the gardens.






## Hall
The grand entrance hall welcomes you with its wooden flooring and a central staircase leading to the upper floors. Double doors open into the living room, which is a comfortable space featuring a large window and neutral tones that create a warm atmosphere.

## Sitting Room
The sitting room is a spacious and inviting area decorated with plush seating arranged around a striking fireplace set against a patterned feature wall. Multiple windows with wooden blinds allow natural light to fill the room, enhancing its cosy feel.

## Living room
17'0" x 10'5" (5.2 x 3.2)
Cosy room flooded with natural light via four double glazed windows ideal for relaxing.

## Kitchen Diner / Family Room
38'7" x 16'8" (11.8m x 5.1m)
The kitchen diner and family room is an impressive open-plan space featuring large windows and glass doors that open out to the garden. The kitchen is fitted with wooden cabinetry, granite countertops, and a central island with a sleek extractor hood above. There is ample space for a dining table and additional seating, making this area perfect for both everyday family living and entertaining.

## Utility Room
The utility room is compact and functional, fitted with plumbing and work surfaces to assist with laundry and household chores, positioned adjacent to the kitchen diner.

## WC
A handy cloakroom with a WC and wash basin, located off the hall for convenience.

## Landing
The first-floor landing is a bright space featuring a large window and wooden bannisters. It provides access to several bedrooms and bathrooms, creating a practical flow between the rooms on this level.

## Bedroom 1
15'10" x 13'7" (4.8m x 4.1m)
The master bedroom is generously proportioned with a large window providing natural light. It includes an ensuite bathroom and access to a well-sized dressing room with shelving and hanging space. The bedroom is decorated in soft neutral tones, creating a relaxing retreat.

## Bedroom 2
14'0" x 10'9" (4.3m x 3.3m)
Another spacious bedroom benefits from an ensuite bathroom and a balcony, offering outdoor space and views. The room is filled with natural light through its window and is decorated in calming shades, providing a peaceful environment.

## Bedroom 3
14'5" x 13'1" (4.4m x 4.0m)
A further large bedroom offers plenty of space and natural light, furnished in a simple style that allows for personal touches. Complete with an ensuite shower room with contemporary finishes including a glass shower enclosure, vanity unit, and toilet.

## Bedroom 4
16'5" x 15'10" (5.0m x 4.8m)
This bedroom is bright and spacious, featuring two windows and neutral decor that enhances the airy feel. It is well suited as a guest or family bedroom with ample room for furnishings.

## Bathroom
The main bathroom features modern tiling and a large window. It includes a bathtub, a double vanity unit, and a toilet, creating a sleek and functional family bathroom.

## Bedroom 5
33'9" x 18'3" (10.3m x 5.6m)
The attic bedroom on the second floor is an expansive space with sloping ceilings, offering multiple windows for natural light. A separate store room is adjacent, and an ensuite shower room is fitted for convenience, creating a flexible and private living area.

## Annex
The annex offers a self-contained space with a kitchen and living area combined, a separate bedroom, and a bathroom. It provides flexible accommodation for guests or extended family, with its own private entrance and store room.

## Rear Garden
The rear garden is a generous outdoor space, mainly laid to lawn and bordered by mature trees and shrubs, offering a private and tranquil setting. A large paved patio area is perfect for outdoor seating and entertaining.

## Front Exterior
The front exterior benefits from a gated entrance leading to a large gravel driveway providing ample parking, with a circular grassed island adding character. The house is a substantial brick-built property, boasting traditional style with arched windows and a covered porch area.

## Terrace / Patio
The patio area at the rear of the property is a spacious paved terrace, ideal for outdoor dining and relaxing. It is complemented by some seating and planting, creating a pleasant space to enjoy the garden.

