



**5, Grosvenor Gardens, Birkdale, Southport, PR8 2LH**  
**£795,000 Subject to Contract**



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*Southport's Estate Agent*

A fabulous detached house offering generous, flexible accommodation over three floors, this home is ideally situated in an exclusive development and boasts delightful aspects over the Southport and Birkdale Sports Club. Designed for modern living, it features spacious reception rooms, five well-proportioned bedrooms, and three contemporary bathrooms, all within a short distance of the vibrant Birkdale Village. The property standing in mature, established gardens which are a feature, with gated off road parking and a double garage.

**Dining Hall** - 8.23m x 4.14m (27'0" x 13'7")

American oak flooring, oak stairs to the first floor, oak architraves, skirting boards and internal doors. Double glazed windows, recessed spot lighting, under stairs cloak/storage cupboard.

**WC** - 2.77m x 1.52m (9'1" x 5'0")

Low level WC, vanity bowl sink unit with oak surround and oak flooring. Chrome towel rail/radiator, feature slate tiling and recessed spot lighting.

**Lounge** - 6.02m x 5.41m (19'9" x 17'9")

Oak flooring, recessed spot lighting, living flame log effect gas fire in recessed, hole in the wall fireplace. UPVC double glazed windows and double doors to the front garden.

**Living Dining Kitchen** - 3.84m x 8.71m (12'7" extending to 18'8" x 28'7")

Oak flooring, **sitting area** with hole in the wall effect gas fire, UPVC double glazed double doors leading to the rear garden. The **kitchen** is installed with a double bowl stainless steel sink unit and mixer tap, an extensive range of base units with cupboards and drawers, pull out larder cupboards, wall cupboards and working surfaces. Island unit with further base units, working surfaces and integral dishwasher. Five burner stainless steel gas hob with cooker hood above, 'Smeg' wide electric oven, 'Siemens' one and half electric oven, recess for tall fridge freezer. **Dining area** with double glazed sliding patio door and side screen leading to the rear garden.

**Utility** - 3.84m x 2.57m (12'7" x 8'5")

Oak flooring, stainless steel sink unit and drainer, base units, larder cupboards, wall cupboards, wine rack, integral fridge, part wall tiling and integral microwave. UPVC double glazed door to the rear garden

**First Floor Landing**

Spacious landing with recessed spot lighting and stairs to the second floor.

**Principle Bedroom** - 3.84m x 6.1m (12'7" x 20'0")

UPVC double glazed windows and UPVC double glazed doors to a decked balcony overlooking the cricket pitch at Southport and Birkdale Sports Club. Recessed spot lighting.

**Ensuite Bathroom** - 2.46m x 3.84m (8'1" x 12'7")

Installed with a range of white, 'Laufen' fittings including, deep bath with waterfall mixer tap and hand held shower, pedestal wash hand basin, bidet and low level WC. Corner entry, double shower enclosure with thermostatic shower, tiled walls and tiled floor with electric under floor heating, chrome towel rail/radiator and recessed spot lighting.

**Walk in Closet** - 3.84m x 2.39m (12'7" x 7'10")

A range of open fronted wardrobes having hanging, shelf and drawer space, recessed spot lighting and UPVC double glazed window.

**Bedroom Two** - 3.1m x 5.51m (10'2" extending to 12'7" x 18'1")

Two UPVC double glazed windows, recessed spot lighting and a range of double door, recessed wardrobes.

**Jack and Jill Bathroom** - 2.18m x 4.88m (7'2" x 16'0")

Deep, oval shaped bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Step in shower enclosure with 'Aqualisa' shower, tall chrome towel rail/radiator, part tiled walls and tiled floor with electric under floor heating. Double glazed Velux window.

**Bedroom Three** - 3.94m x 3.48m (12'11" x 11'5" extending to 14'9")

Two UPVC double glazed windows, recessed spot lighting and recessed double door wardrobe.

**Second Floor Landing**

Recessed spot lighting, UPVC double glazed windows, cupboard housing 'Worcester' gas central heating boiler and unvented hot water cylinder.

**Bedroom Four** - 5.41m x 4.44m (17'9" x 14'7" extending to 17'6")

Recessed spot lighting, double glazed Velux window, UPVC double glazed double doors to a decked balcony overlooking Southport and Birkdale Sports Club. Built in three, double door wardrobes.

**Bedroom Five** - 5.41m x 3.45m (17'9" x 11'4" extending to 14'0")

Double glazed Velux window, UPVC double glazed double doors to balcony overlooking Southport and Birkdale Sports Club. Built in wardrobes.

**Jack & Jill Shower Room** - 2.82m x 2.16m (9'3" extending to 12'5" x 7'1")

Double glazed Velux window, white, deep bath, pedestal wash hand basin, low level WC, step in shower enclosure with thermostatic shower, recessed spot lighting, extractor, part tiled walls and tiled floor.

**Outside**

The property stands in gardens to both the front and rear. The rear garden is planned with lawn, patio area and borders stocked with an extensive selection of shrubs and specimen plants. A particular feature is the open aspect to the rear over the cricket pitch at Southport and Birkdale Sports Club.. An electric, sliding gate provides access to the front garden where there's off road parking for several vehicles and a two car garage measuring 19'0" x 18'6" installed with electric light and power supply, having an electric up and over roller door and a boarded loft area.

**Council Tax**

Sefton MBC Band G

**Tenure**

Leasehold for the remainder of 999 years from 1 January 1880.

**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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