Chris Tinsley



376 Liverpool Road
Southport, PR8 3BZ,
Offers Over £558,500 'Subject to Contract'

This is a fantastic character double-fronted family house situated in an affluent part of Hillside, Birkdale. It enjoys close proximity to the Southport-to-Liverpool commuter line, championship golf courses, and a vibrant café culture. Also nearby is buzzing Birkdale Village, offering specialty shops, restaurants, and bars. The home is accessed via a vestibule leading to an inviting reception hallway with a turned staircase, natural light, and ornate coving. The ground floor boasts two generous reception rooms, with the rear leading out to a raised patio and extensive gardens. A stunning breakfast kitchen with built-in appliances also opens to the patio, and a separate utility room houses a boiler cupboard and ground floor WC. On the first floor, you'll find four double bedrooms and a family bathroom with a separate WC, while a concealed staircase leads to a second-floor attic room, currently in use as a home office. Set within mature, private grounds, the property offers wrought-iron gated access, off-road parking, an electric charging point, a detached garage, and an adjoining store, ideal for family enjoyment.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Entrance Vestibule
Upvc double-glazed outer doors, inner door with glazed stained and leaded light insert with matching side inserts leading to…

Reception Hall
Generous reception hall with Upvc double-glazed window to front. Woodgrain-style flooring and feature turned staircase leads to the first floor with handrail, spindles, and newel posts. Partial wall panelling, cupboard to understairs housing meters. Picture rail, ornate coving, and ceiling rose. Glazed double doors lead to a breakfast kitchen, and further door leads to…

Lounge - 5.21m x 4.88m (17'1" into bay x 16'0" into recess)
Upvc double-glazed bay window to front of property, coal-effect living flame gas fire with cast iron interior, stone fire surround over tiled hearth. Ornate coving and ceiling rose.

Rear Lounge/Diner - 8.46m x 3.94m (27'9" x 12'11" into recess)
Open-plan living room leading to dining area, with Upvc double-glazed sliding patio doors to raised patio and gardens. Wall light points.

Breakfast Kitchen - 8.43m x 3.45m (27'8" x 11'4" overall measurements)
Fantastic entertaining space featuring grey shaker-style base units with slimline wine coolers, pull-out larder cupboards, and granite working surfaces incorporating breakfast bar. Integral fridge, with open-plan access continuing to main kitchen, flooded with natural light from lantern-style roof with Upvc double-glazed double French doors and windows to the rear garden. Matching base units continue with granite working surfaces and under-unit lighting to wall cupboards. One-and-a-half bowl sink unit inset to mixer tap and drainer, appliances include range double oven with six-burner hob, granite splashback and extractor over. Integral dishwasher, eye-level microwave, and recessed spot lighting. Woodgrain vinyl-covered flooring and glazed door leads to…

Utility Room - 2.62m x 2.92m (8'7" x 9'7")
Opaque Upvc double-glazed window, door leads to side/rear of property. Base units, concealed cupboards and drawers with wall cupboards and working surfaces, rinse tap to single bowl sink unit and drainer, and space available for freestanding fridge/freezer, plumbing for washing machine, and space for tumble dryer. Part-wall tiling and door leads to boiler cupboard. Boiler cupboard houses the 'Worcester' combination central heating boiler system and pressurized hot water cylinder. Further door with step leading down to…

WC - 0.86m x 1.5m (2'10" x 4'11")
Opaque Upvc double-glazed side window with low-level WC and wash hand basin.

First Floor Landing
Split-level landing access with opaque Upvc double-glazed bow bay window to side and steps leading up to family bathroom with WC from half landing. Main landing includes feature glazed skylight maximizing natural light and separate door concealing staircase access to top floor office. Wall light points, picture rail, and coving.

Bedroom One - 5.36m x 4.85m (17'7" into bay x 15'11" into recess)
Upvc double-glazed window to front of property.

Bedroom Two - 5.05m x 3.94m (16'7" into bay x 12'11" into recess)
Upvc double-glazed splayed bay window overlooks garden to the rear, coving.

Bedroom 3 - 2.72m x 5.56m (8'11" excluding bay x 18'3")
Upvc double-glazed portal-style and separate bow bay windows to front of property, coving.

Bedroom 4 - 3.58m x 3.61m (11'9" into recess x 11'10")
Upvc double-glazed window overlooks rear garden, coving.

Family Bathroom - 2.9m x 2.64m (9'6" x 8'8")
Opaque Upvc double-glazed window with three-piece modern suite comprising of vanity wash hand basin, panel bath with central mixer tap and handheld shower attachment, walk-in shower enclosure entry-level with plumbed-in rainfall-style shower and handheld attachment. Tiled walls and flooring with ladder-style chrome heated towel rail and recessed spot lighting.

WC - 1.42m x 0.94m (4'8" x 3'1")
Opaque Upvc double-glazed window, low-level WC, and midway wall tiling.
Top Floor Attic Room/Office - 2.72m x 4.06m (8'11" x 13'4" including areas of reduced head height)
Perfect for use as home study or office, with Upvc double-glazed window to side and areas of reduced head height.

Outside
Arranged for ease of maintenance, the property is set well back from the road with wrought iron secure gated access to a loose stone driveway providing off-road parking for numerous vehicles. Steps lead down to further loose slate frontage, ornamental borders with plants and shrubs, laurel hedging, and access to a garage via up-and-over door. There is also electrical charging point from the garage. Timber-gated secure side access leads via further loose stone to an adjoining store to the rear of the garage and the enclosed, generous gardens to rear. They predominantly include raised stone patio area stepping down to laid-to-lawn, well-screened and not directly overlooked, with established borders stocked with a variety of plants, shrubs, and trees.
Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band F. This information is provided for guidance only and should be verified by the purchaser.
Tenure
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

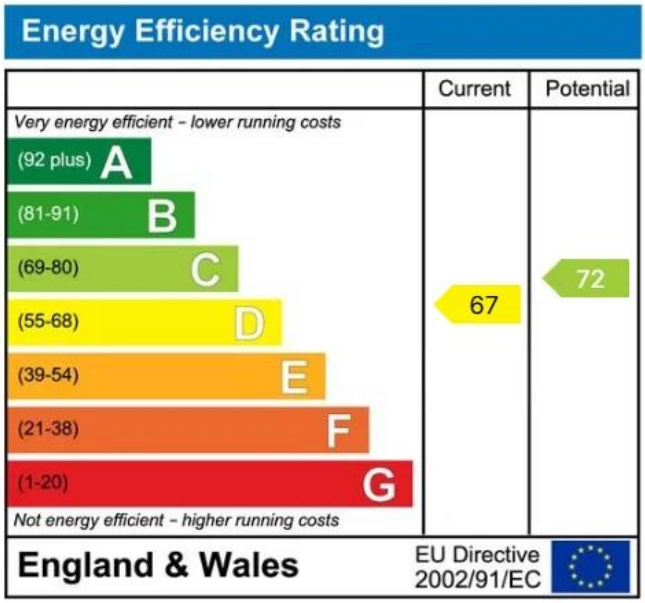









Total area: approx. 241.4 sq. metres (2598.3 sq. feet)









Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.