



**24d Westcliffe Road
Birkdale, PR8 2BU, £995,000
'Subject to Contract'**



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Southport's Estate Agent

A fabulous detached residence, enjoying an elevated and secluded plot, offering generous living accommodation, conveniently located for Southport Town Centre and local amenities, with vibrant Birkdale Village just a short walk away. An early viewing is a must to appreciate this home. Centrally heated and double glazed, the spacious, well-planned accommodation includes; a welcoming canopied porch, entrance hall, WC, lounge, sitting room, dining room open plan with a lovely 'David Salisbury' orangery, a bespoke, handmade kitchen with extensive appliances, utility room. On the first floor there are five bedrooms, a bathroom and ensuite shower room. Established and mature gardens adjoin the property with off road parking, garaging for a least three cars.

Canopied Porch

A beautiful, handmade, Oak canopied porch providing a welcoming entrance to this delightful property.

Enclosed Vestibule

Fielded and panelled inner door with side windows, tiled floor. Glazed inner door and side windows leading to...

Entrance Hall

Oak woodgrain flooring. Staircase to the first floor with Oak handrail, spindles and newel post.

Cloak Room - 1.14m x 1.22m (3'9" x 4'0")

Low level Wc, pedestal wash hand basin, double glazed and leaded window.

Sitting Room - 4.78m x 4.9m (15'8" x 16'1" into side inglenook)

Double glazed and leaded window overlooking the front garden, side inglenook with living flame log effect gas fire with attractive surround and hearth, double glazed and leaded side windows, part Oak strip flooring.

Lounge - 6.78m x 4.78m (22'3" x 15'8" into side inglenook)

Double glazed and leaded window overlooking the front garden. Side inglenook with living flame gas fire and attractive carved Oak surround. Marble effect interior and hearth and Oak panelling to side. Double glazed and leaded side windows. Part Oak strip flooring. Double glazed double doors lead to the dining room which is open plan to....

Orangery/Dining Room - 7.8m x 3.86m (25'7" x 12'8")

Dining room open plan with a 'David Salisbury' Orangery. Ceramic tiled floor with underfloor heating. Double glazed and leaded windows, double glazed lantern roof, double glazed double doors to rear garden and kitchen.

Kitchen - 4.19m x 5.18m (13'9" extending to 17'10" x 17'0" extending to 20')

A bespoke and handmade 'in-frame' kitchen in light Oak with contrasting cream relief. A range of base units with cupboards and drawers, wall cupboards, polished marble working surfaces, cooking station comprising; Neff two ring induction hob, two gas hobs, griddle and wok burner with extractor hood above and Oak frame including pull out spice drawers and drawers below. Integral double fridge and freezers, two ovens, a steamer and a combined oven and microwave, integral dishwasher. Island unit with polished Marble working surface, inset stainless steel sink unit with mixer tap and hot water tap, base units, wine fridge and adjoining Oak breakfast table with four chairs. Recess spot lighting. Ceramic tiled flooring with underfloor heating. Door to useful pantry/larder.

Utility Room - 3.28m x 1.7m (10'9" x 5'7")

Single drainer stainless steel sink unit and mixer tap, base units, plumbing for washing machine, broom cupboard. Ceramic tiled floor with underfloor heating. Rear hall with cupboard housing 'Worcester' gas central heating boiler and door to the rear garden.



First Floor Landing

Double glazed and leaded window overlooking the rear garden.

Bedroom 1 - 5.54m x 3.76m (18'2" into bay and to front of wardrobes x 12'4")

Double glazed and leaded window. Built-in wardrobes to one wall.

En Suite Shower Room - 3.76m x 0.91m (12'4" x 3'0" extending to 5'5")

Half tiled walls, white suite including; low level WC, vanity wash hand basin with cupboards below, walk-in shower enclosure with thermostatic handheld and rain head showers. Recessed spot lighting, extractor. Combined towel rail/radiator. Two double glazed and leaded windows.

Bedroom 2 - 4.95m x 4.78m (16'3" x 15'8" into side inglenook)

Double glazed and leaded window, inglenook with panelling and double glazed and leaded windows.

Bedroom 3 - 3.66m x 3.05m (12'0" x 10'0")

Double glazed and leaded window.

Bedroom 4 - 2.95m x 3m (9'8" x 9'10")

Double glazed and leaded window.

Bedroom 5/Study - 3.45m x 3.81m (11'4" x 12'6" overall measurements to rear of wardrobes and including bay)

Recess for bed, wardrobes to side with overhead storage cupboards, further dressing table and drawer units. Fitted desk, drawers and cupboards and double glazed and leaded bay window overlooking the rear garden.

Bathroom - 3.91m x 1.68m (12'10" x 5'6")

White suite with panelled bath including mixer tap, shower attachment and shower screen, pedestal wash hand basin and low-level WC, tiled walls, towel rail/radiator. Double glazed and leaded windows, recess spotlighting.

Outside

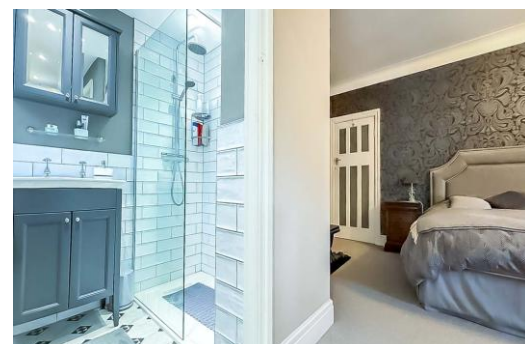
The property enjoys an elevated position and is not visible from the road, the front garden having a driveway with parking for a number of vehicles, lawn, borders stocked with established shrubs and plants. A fabulous Oak framed open fronted garage to the side with a hip tiled roof and measuring 19'4" x 20'10", there is electric light and power supply and a separate electric vehicle charging point. The extensive rear garden is planned with lawn, borders well stocked with a variety of established plants and shrubs, formal flower beds, ornamental rockery and enjoys a Westerly aspect. Crazy paved patio. Garden Room 9'2" x 13'1" double glazed windows and door enjoying a Southerly aspect and installed with power supply, a substantial brick garage 19' x 10'9" with electric up and over door with two further storerooms and garden WC

Council Tax

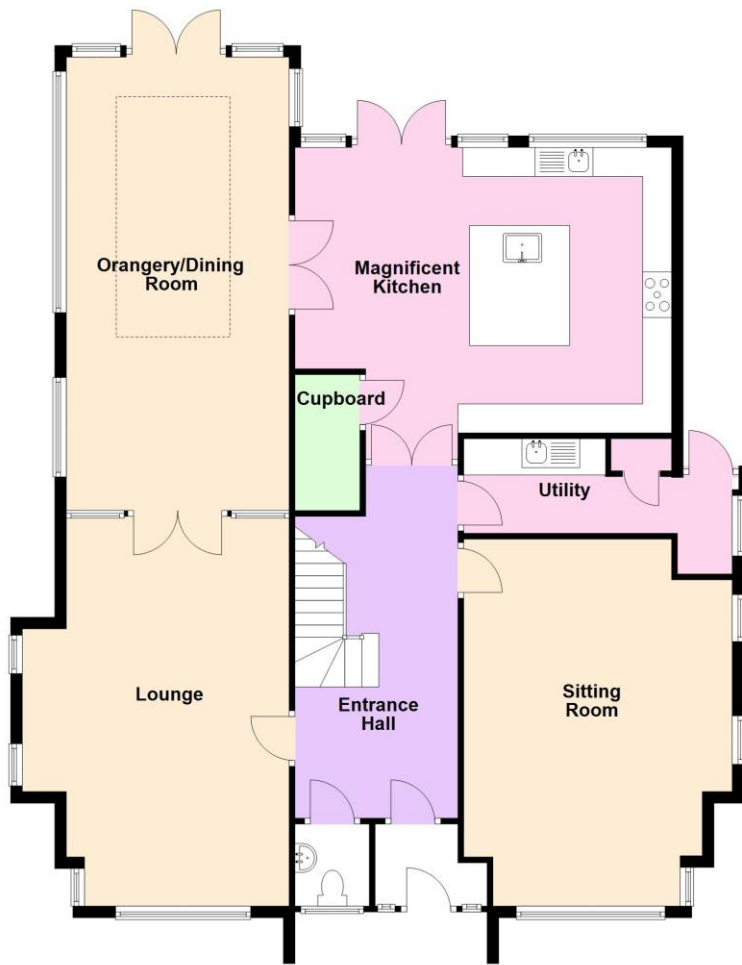
We understand from information provided by the local authority that the property is in Council Tax Band G. This information is provided for guidance only and should be verified by the purchaser.

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.



Ground Floor



First Floor



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.