



**54 Beach Priory Gardens
Birkdale, Southport, PR8 1RT, £425,000
'Subject to Contract'**

This larger-than-average four-bedroom traditional semi-detached family home is set in an exclusive and rarely available cul-de-sac location, offering space, style, and exceptional presentation throughout. Boasting a generous reception hallway, two reception rooms, and downstairs WC, the home flows beautifully into a modern fitted breakfast kitchen, opening out to exquisite and well-established rear garden, perfect for entertaining or quiet relaxation. Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom with WC. A large loft space also offers excellent potential for future conversion, (subject to the usual consents) Secure off-road parking for several vehicles is available to the front, enhancing the home's practicality and appeal. Superbly located for Southport Town Centre, with easy access to Lord Street, Birkdale Village, Victoria Park, Southport Beach and transport links to both Liverpool Central & Manchester Piccadilly, this is a rare gem with café culture, shopping, and coastal walks all on your doorstep.

Enclosed Entrance Vestibule

Outer doors with glazed diamond shape insert leading to vestibule with tiled flooring incorporating matt-well and useful hanging space. Glazed and leaded light window and inner door leads to...

Reception Hall

Spacious reception hall with glazed and leaded light side window, door leads to WC. Turn staircase to first floor with handrail, spindles and newel post. Woodgrain laminate style flooring, dado rail and coving.

WC - 0.99m x 1.17m (3'3" x 3'10")

Upvc double glazed side window with low level WC, wash hand basin, part wall tiling and overhead shelving.

Front Lounge - 5.26m x 4.01m (17'3" into bay x 13'2" into recess)

Upvc double glazed bay window to front, living flame gas fire with marble interior, hearth and wooden fire surround, wall light points and panelling to ceiling.

Rear Lounge/ Dining Room - 5.44m x 3.99m (17'10" x 13'1" into recess)

Upvc double glazed BI folding doors lead to rear patio and most impressive gardens. Exposed brick-built chimney breast, woodgrain laminate style flooring and coving.

Breakfast Kitchen - 6.86m x 2.67m (22'6" excluding recess x 8'9")

Upvc double glazed window overlooks gardens to rear and Upvc double glazed patio doors open to rear patio and garden. Useful fitted utility cupboard to recess houses both plumbing for washing machine and space for tumble dryer. Modern fitted kitchen arranged in a cream gloss style with a number of built in base units with cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include five ring ceramic hob, double oven, eye level microwave and integral dishwasher. There is also space for free standing fridge freezer, integral refuse bin, woodgrain laminate style flooring with part wall tiling and Upvc double glazed window to side. Storage cupboard (utilising under stair space). Recessed spotlighting.

First Floor Landing

Glazed and leaded light side window to half landing with main landing access providing loft with drop down ladder leading to a most impressive loft space ideal for storage but also perfect for future extension (subject to the usual consent being obtained.)

Bedroom 1 - 5.26m x 4.01m (17'3" into bay x 13'2" into recess)

Upvc double glazed bay window to front.

Bedroom 2 - 4.55m x 4.01m (14'11" x 13'2" into recess)

Upvc double glazed window overlooks rear.

Bedroom 3 - 3.07m x 3.33m (10'1" x 10'11" into side bay)

Upvc double glazed window to front, Upvc double glazed side bay maximising space.

Bedroom 4 - 3.66m x 2.72m (12'0" into recess x 8'11")

Upvc double glazed window overlooks rear, useful fitted cupboard providing additional storage and shower fitted with part wall tiling and electric shower unit. Picture rail.

Bathroom/WC - 1.7m x 3.02m (5'7" x 9'11")

Two opaque Upvc double glazed windows with three-piece modern white suite to include low level WC, vanity wash hand basin with mixer tap and useful drawers below, panelled bath with glazed shower screen, centre mixer tap and thermostatic shower. Tiled walls with ladder style chrome heated towel rail and recessed spotlighting.

Outside

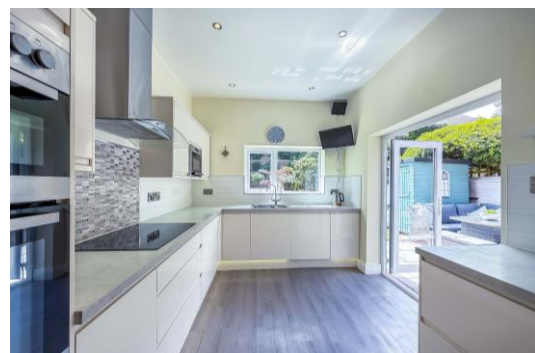
The property is tucked away to a much sought after cul-de-sac location ideally located for Southport Town Centre. Wrought iron secure gated access leads to a flagged driveway at the front providing off road parking for numerous vehicles and raised borders with a variety of plants and shrubs. Flagged driveway side access continues to rear of property which in the opinion of the estate agent is a most definite feature comprising flagged patio with raised decked terrace leading to a tiered rockery and step area well stocked with a variety of plants, shrubs and trees, raised patio areas leading to the top of the garden overlooking the main dwelling. There is also timber storage shed with garden being southwest facing and enjoying a sunny aspect.

Council Tax

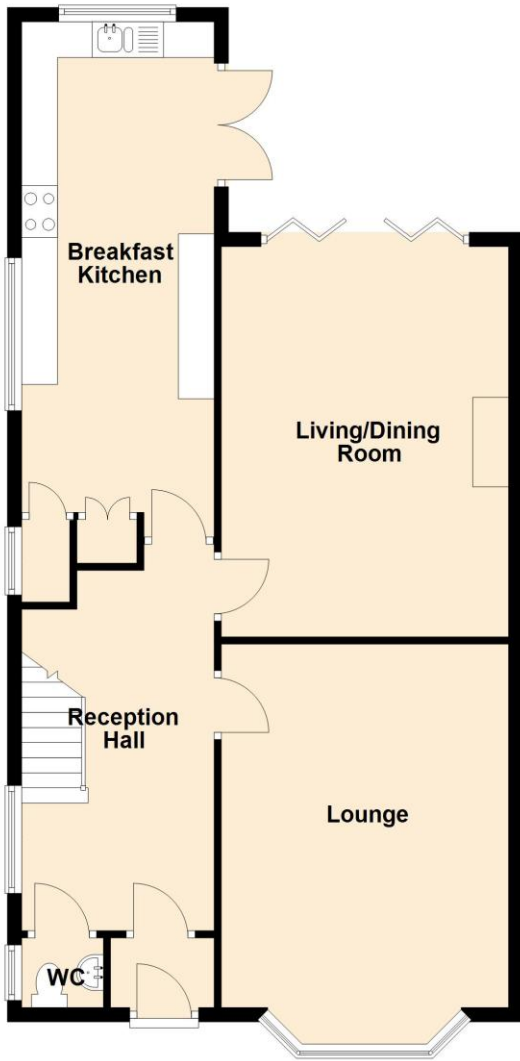
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Tenure

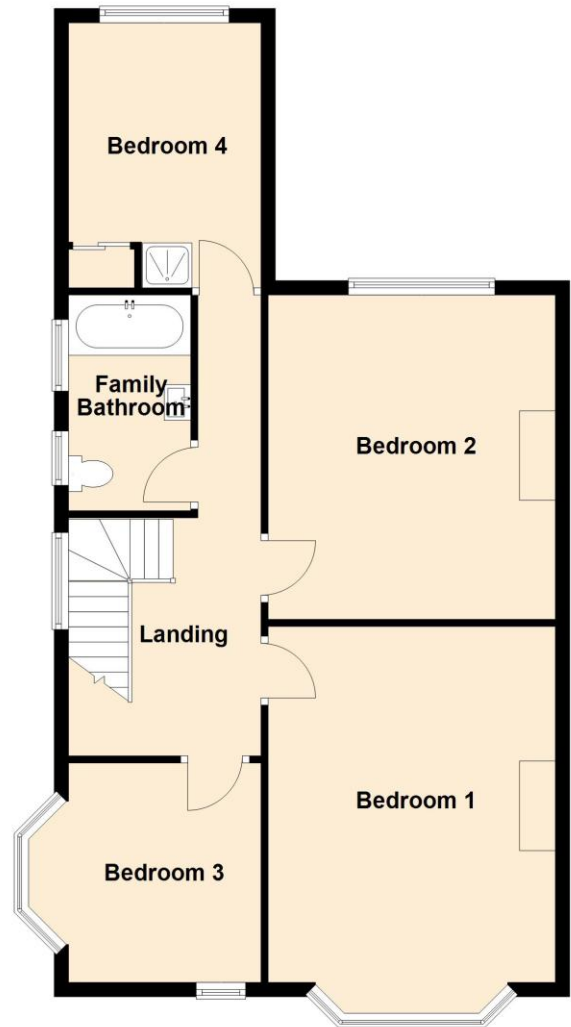
Freehold



Ground Floor



First Floor



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