



**20 Clarence Road
Birkdale, PR8 4BH £365,000
'Subject to Contract'**

Nestled on a sought-after road, this rare-to-market, characterful, semi-detached home stands out with its unique charm. Located conveniently near the historic village of Birkdale, with its vibrant selection of restaurants, bars, and specialty shops, this property also benefits from excellent commuter links to Liverpool and a range of schools and amenities nearby. Upon entering, the vestibule leads into a welcoming hall with a central staircase. The ground floor boasts a spacious front lounge featuring uPVC sash windows with elegant plantation shutters. The rear lounge, perfect for entertaining, highlights a cozy log-burning stove and seamlessly opens into a modern fitted kitchen, leading to a utility area and under-stairs pantry cupboard housing white goods. Upstairs, the first floor offers three bedrooms: a master with en-suite, a second bedroom, and a third bedroom featuring a vaulted ceiling with exposed beams, leading to a study area. A family bathroom completes this floor, while a fixed staircase leads up to a second-floor loft room. Outside, the well-established gardens offer a variety of plants and trees, with ample off-road parking at the front for multiple vehicles.

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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

A welcoming vestibule featuring a glazed outer door with a charming arched insert and a robust Rock inner door leading onward...

Entrance Hall

An elegant L-shaped hallway with a central staircase, complete with handrail, newel post, dado rail, picture rail, ornate corbels, and coving. An inner door leads to...

Front Lounge - 4.57m x 3.91m (15'0" into bay x 12'10" into recess)

A spacious reception room with a striking Upvc double glazed sash bay window fitted with feature plantation style shutters. The focal point is a living flame coal-effect gas fire with a cast iron and tiled interior, complemented by a fire surround. Wood-grain laminate flooring, picture rail, and coving complete the space.

Rear Lounge/Dining Room - 4.27m x 3.43m (14'0" x 11'3" into recess)

This inviting space features Upvc double doors opening to the garden. A charming log-burning stove is inset in a partially exposed chimney breast, set over a tiled hearth with a wooden surround. Wood-grain laminate flooring, picture rail, recessed spotlights, and ceiling rose add to the atmosphere. An archway opens to...

Kitchen - 2.49m x 3.1m (8'2" x 10'2" overall measurements)

The kitchen enjoys Upvc double glazed window overlooking garden to the rear and is fitted with modern shaker-style base units, working surfaces, and a 1 1/2 bowl sink with mixer tap. Appliances include a 'Bosch' double oven, induction hob, and slimline dishwasher. A cupboard houses the 'Vaillant' combi boiler. LVT flooring and recessed lighting complete the room. An archway leads to...

Utility Area - 1.98m x 1.6m (6'6" x 5'3")

With a Upvc double glazed sash-style window and plantation shutters to front. The kitchen units continue, providing surfaces, plumbing for a washer, and space for a tumble dryer. LVT flooring continues, with an archway to an under-stairs pantry cupboard, offering space for a fridge-freezer, pantry shelving, and spotlights.

First Floor

The split-level landing provides access to the second-floor loft room via a fixed staircase with handrails. A half landing leads to the family bathroom and guest bedroom.

Master Bedroom - 3.48m x 3.89m (11'5" x 12'9")

This room features two Upvc double glazed sash windows to the front with plantation shutters. There is a useful storage cupboard, separate fitted wardrobe, and a door leading to...

En Suite Shower Room/WC - 3.63m x 1.27m (11'11" x 4'2")

The modern en suite includes an opaque Upvc window, a modern three-piece white suite with a vanity basin, low-level WC, storage cupboards, and a step-in shower with rainfall and handheld attachments. Part-clad walls, tiled floor, recessed lighting, and an extractor complete the space.

Bedroom 2 - 3.71m x 3.45m (12'2" x 11'4")

This bedroom overlooks the rear via Upvc double glazed sash windows. It offers fitted wardrobes with shelving, an ornate fire surround, chimney breast, tiled hearth, spotlights, and a picture rail.

Bedroom 3 - 2.57m x 4.29m (8'5" x 14'1")

This room overlooks the rear via Upvc double glazed sash window, with steps up to a partially vaulted ceiling, exposed beams, spotlights, and a picture rail.

Family Bathroom/WC - 2.34m x 2.24m (7'8" x 7'4")

Upvc double glazed sash window with shutters, a low-level WC, pedestal basin, panel bath with timber surround, mixer tap and telephone shower attachment with separate electric shower over. There's a built-in linen cupboard, part-tiled walls, and recessed lighting.

Second Floor

Second Floor

Loft Room - 3.51m x 3.73m (11'6" x 12'3" including areas of reduced head height)

The loft room is brightened by two double glazed 'Velux' skylights. It features exposed beams and storage in the eaves.

Outside

The property is complemented by well-established gardens. The block-paved driveway offers off-road parking at the front. A secure side gate leads via partially enclosed entrance access to the rear, where the garden is private and well-stocked with plants, shrubs, trees, raised patio areas, and planters, creating a standout feature.

Council Tax

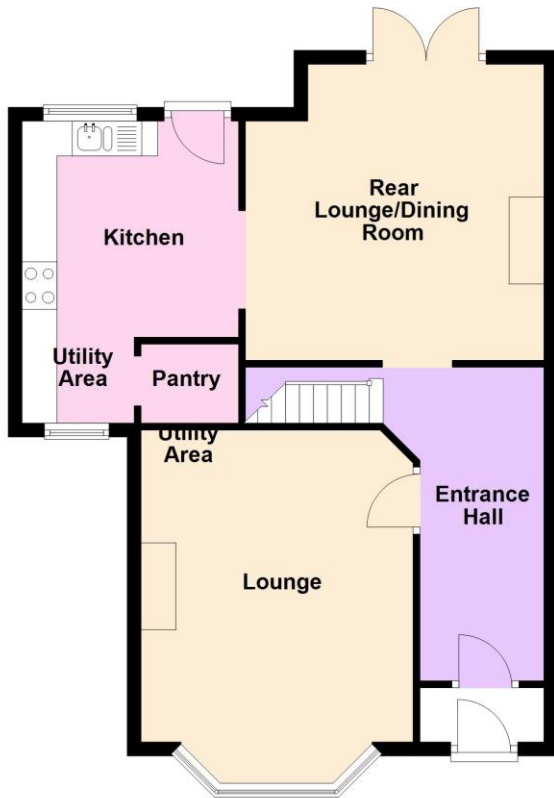
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

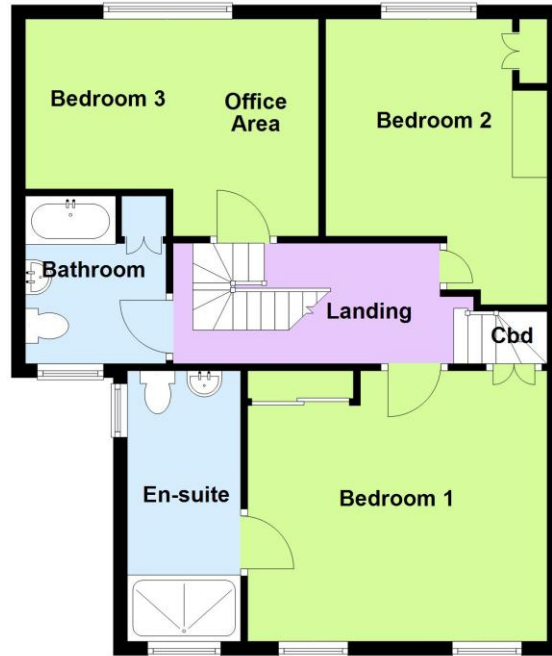
We have reviewed the Land Registry title and understand the tenure to be Leasehold for the residue term of 999 years from 29th September 1948 and a ground rent payable of £6 per annum. This information is provided in good faith and should be verified by the purchaser's solicitor.



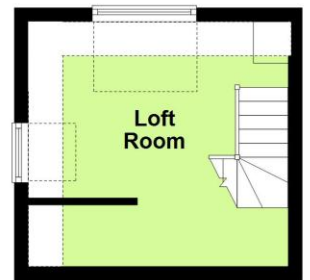
Ground Floor



First Floor



Second Floor



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