51 Trafalgar Road
Birkdale, PR8 2NP £585,000
'Subject to Contract'

Set along one of Birkdale's most desirable roads, this substantial detached dormer residence offers generous, flexible family accommodation, all within easy reach of Royal Birkdale, and the S&A Golf Club. A welcoming porch opens to a spacious reception hall with the main lounge, flowing into a dining room and dining kitchen overlooking the garden. A contemporary wet room completes the ground floor. Upstairs, three double bedrooms are served by a well-appointed family bathroom. Externally, the home is set well back behind mature gardens with ample block paved parking and secure gated access to the side, leading to a detached double garage with remote door. The rear garden is private, established, and a standout feature for families.

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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

Entrance Porch
Upvc double-glazed outer door and windows, base unit housing gas meter and electric consumer unit, and further wall grips. Glazed inner door and side window leading to…

Reception Hall
Turned stairs lead to first floor with handrail, spindles and newel post. Useful built-in cupboard to under stairs. Separate opaque Upvc double-glazed courtesy door leads to side of property. Glazed inner doors lead to…

Principal Lounge - 5.31m x 5.11m (17'5" x 16'9" into recess)
Upvc double-glazed window. Living flame gas fire inset with Marble interior, hearth and surround. Two inset wall units with glazed shelving. A set of glazed double internal doors lead to…

Dining Room - 3.99m x 5.36m (13'1" x 17'7")
Upvc double-glazed window overlooks rear of property. Glazed inner door leads to…

Dining Kitchen - 3.99m x 4.24m (13'1" x 13'11")
Upvc double-glazed window overlooks gardens to rear. Dining area open plan with main kitchen, with tiled flooring and modern fitted kitchen comprising a range of built-in base units including cupboards and drawers, wall cupboards with under-unit lighting and granite working surfaces with inset 1 1/2 bowl sink unit, mixer tap and drainer. Glazed illuminated china cupboards. Appliances include 'NEFF' electric double oven, integral fridge freezer, four-ring ceramic-style hob with extractor over and built-in washing machine housed by cupboard. Pull-out larder cupboards.

Wet Room/WC - 3.28m x 2.06m (10'9" x 6'9")
Opaque Upvc double-glazed window. Three-piece suite comprising low-level WC, vanity wash hand basin with mixer tap and wet area with 'Mira' electric shower. Partial wall cladding with part wall tiling and wall grips. Wall cupboard houses the Worcester central heating boiler system.

First Floor Landing
Upvc double-glazed window with built-in airing cupboard housing hot water cylinder.

Bedroom 1 - 4.7m x 5.13m (15'5" to rear of wardrobes 16'10" into recess)
Upvc double-glazed window with fitted wardrobes.

Bedroom 2 - 3.4m x 5.38m (11'2" x 17'8" overall measurements to rear of wardrobes into recess)
Upvc double-glazed window overlooks rear of property, with fitted wardrobes and drawers to recess.

Bedroom 3 - 3.38m x 4.27m (11'1" x 14'0")
Upvc double-glazed window overlooks rear of property, with fitted wardrobes and drawers to recess.

Bathroom/WC - 3.68m x 2.08m (12'1" x 6'10")
Opaque Upvc double-glazed windows to both front and side of property. Three-piece white suite comprising low-level WC, vanity wash hand basin and twin-grip panel bath with mixer tap. Tiled walls and heated towel rail.

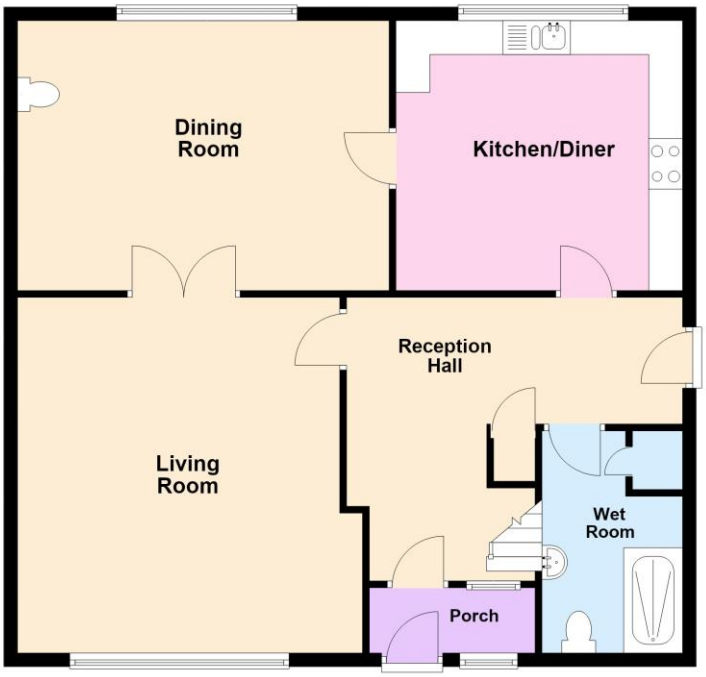
Outside
The property is set well back from the road with off-road parking for numerous vehicles and laid to lawn with established ornamental borders. Secure block-paved side access leads via a set of timber double gates to the rear of the property, with access to a double-width garage measuring 18’5” x 16’8”, accessed via electric remote-controlled up-and-over door and with electric light and power. The enclosed rear garden is a most definite feature, arranged for ease of maintenance with laid-to-lawn areas and further established ornamental borders, well stocked with plants and shrubs. The garden is not directly overlooked.

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

Approx. 91.6 sq. metres (986.4 sq. feet)



First Floor

Approx. 91.6 sq. metres (986.4 sq. feet)

Total area: approx. 183.3 sq. metres (1972.9 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.