



**‘Brinslea’, 119 Waterloo Road  
Hillside, PR8 3AX £550,000  
‘Subject to Contract’**

Located on a highly sought-after road within close proximity to both Hillside and Birkdale, this rare opportunity offers exceptional potential in one of Southport's most desirable settings. Waterloo Road benefits from excellent transport links, including the Manchester to Piccadilly line, a selection of Primary and Secondary Schools nearby, and a range of local shops within easy reach. The property itself provides a superb blank canvas, ideal for those looking to modernise, extend, and create a home finished to their own high and exacting standards. The spacious accommodation includes an entrance hall leading to two generous reception rooms and a breakfast kitchen. A side entry connects to the garage and utility area, with the added convenience of a ground floor WC. Upstairs, there are three well-proportioned double bedrooms and a family bathroom with WC. Externally, the property occupies a mature and established plot with off-road parking for several vehicles, access to a garage, and attractive gardens to the front and rear. The location is also particularly convenient for a number of Championship Golf Course, one being the Royal Birkdale which plays host to next years Open Championship!

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*Southport's Estate Agent*



### Enclosed Entrance Porch

Double outer storm doors, glazed window to side, tiled flooring incorporating matt well. Glazed inner door to....

### Entrance Hall

Stripped wooden flooring, cupboard to understairs housing the electrical consumer unit and meters. Turned stairs to first floor with handrail. Plate rail, Upvc double glazed window to side. Doors lead to main accommodation.

### Living Room - 6.1m x 4.27m (20'0" x 14'0" into side recess

Dual Upvc double glazed windows to both front and rear. Upvc double glazed side windows, living flame gas fire with cast iron surround and mantle piece over tiled hearth. Upvc double glazed double doors with side windows leading to garden. Wall light points, glazed window to hall. Stripped wooden flooring.

### Dining Room - 4.01m x 4.83m (13'2" into bay x 15'10" into recess)

Upvc double glazed splayed bay window overlooking rear garden. Working fireplace, stripped wooden flooring. Serving hatch to kitchen.

### Dining Kitchen - 5.08m x 2.97m (16'8" x 9'9" overall measurements)

Dual aspect Upvc double glazed windows to both front and rear. Tiled flooring with dining area opening to kitchen, perfect for entertaining. The kitchen comprises of a range of built-in base units with cupboards and drawers, wall cupboards and working surfaces. 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include; electric double oven, four ring gas hob, integral fridge and dishwasher. Wall cupboard houses the 'Baxi' central heating boiler. Recess spot lighting, door leads to....

### Enclosed side lean to

Door leading to front of property, door to rear garden and garage adjoining, separate access to external WC.

### Adjoining Garage - 11.23m x 2.74m (36'10" x 9'0")

Remote up and over door access to front driveway. Electric light and power supply. Plumbing for washing machine. Open plan to potential workshop at the rear.

### External WC - 1.5m x 0.94m (4'11" x 3'1")

Glazed window, low level WC.

### Landing

Opaque Upvc double glazed window to 1/2 landing. Stripped wood flooring to main landing with door to built-in cupboard.

### WC - 1.35m x 0.79m (4'5" x 2'7")

Opaque Upvc double glazed window to side, stripped wooden flooring, low level WC, tiled walls.

### Bedroom 1 - 5.92m x 4.01m (19'5" x 13'2" overall measurements)

Upvc double glazed dual aspect to both front and rear. Upvc double glazed window to side. Fitted wardrobes, kneehole dressing table and drawers, glazed corner display shelving and stripped wooden flooring.

### Bedroom 2 - 4.93m x 3m (16'2" x 9'10")

Upvc double glazed dual aspect to both front and rear. Stripped wooden flooring.

### Bedroom 3 - 3.18m x 2.67m (10'5" x 8'9")

Upvc double glazed to rear. Stripped wooden flooring.

### Bathroom - 3.18m x 2.06m (10'5" x 6'9")

Opaque Upvc double glazed window. Built-in linen cupboard. Twin grip panelled bath, pedestal wash hand basin and corner step in shower enclosure with thermostatic 'Mira' shower. Tiled walls and stripped wooden flooring.

### Outside - 11.23m x 2.74m (36'10" x 9'0")

Gated front driveway access with off road parking for numerous vehicles including shaped lawn and well screened borders. Side access leads via remote up and over door to adjoining garage, measuring 11.23m x 2.74m (36'10" x 9'0") overall measurements. The enclosed rear garden is well established, private and not directly overlooked. Including lawn and borders. There is also a Greenhouse and external tap.

### Tenure

Leasehold for 999 years from 25 March 1953 with a ground rent of £6.08 payable to Shenstone Properties Limited.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		



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