



**25 Crescent Road, Birkdale
Southport, PR8 4SR £600,000
'Subject to Contract'**

Nestled on Crescent Road, this unique detached family residence is ideally located near the vibrant heart of Birkdale Village, renowned for its specialty shops, restaurants, and bars, as well as excellent commuter access on the Southport-Liverpool line. The home exudes character, featuring double-glazed hardwood sash windows throughout. Inside, you'll find three generous reception rooms, a modern breakfast/dining kitchen fitted with built-in appliances, and a utility room that connects to a garage. Outside, a courtyard-style garden with a summer house complements the additional front, side, and rear gardens, offering extensive off-road parking via double gates on Cavendish Road. The entrance hall is L-shaped, with a side porch and stairs leading both to the first floor and cellar rooms. The ground floor also includes a shower room with WC. Upstairs, four bedrooms await, with the master bedroom boasting a large en-suite shower room, complemented by a separate family bathroom. With Royal Birkdale just moments away, this is a rare opportunity to enjoy a home of distinction and convenience.

Enclosed Entrance Vestibule

Glazed double outer storm doors, glazed arched insert over, and tiled flooring incorporating mat well. Glazed original inner door with side inserts leads to...

Entrance Hall

Oak flooring, dado and picture rail, ornate corbels and coving. Doors lead to main accommodation with separate door leading via inner hall with glazed sash window to side opening to separate side entrance with Upvc double-glazed courtesy side door and wall-mounted Worcester combination-style central heated boiler system. Door leads via concealed stairs down to cellar, and turned staircase leads to first floor with handrail, spindles, and newel post.

Principal Lounge - 5.54m x 4.34m (18'2" x 14'3")

Double-glazed sash window to front and side of property. Oak flooring laid, inset wood-burning stove over tiled hearth with carved fire surround incorporating mantelpiece. Picture rail, coving, and ceiling rose.

Sitting Room - 5.46m x 3.91m (17'11" into bay x 12'10" into recess)

Double-glazed sash bay window to front, oak flooring continues, cast iron fireplace with tiled interior, hearth, and wooden fire surround incorporating mantelpiece. Picture rail, coving, and ceiling molding.

Morning Room - 4.8m x 3.73m (15'9" x 12'3")

Double-glazed sash windows to side, living flame tiled hearth, and wooden surround with mantelpiece. Shelving to recess.

Ground Floor Shower Room/WC - 1.68m x 2.24m (5'6" x 7'4")

Opaque Upvc double-glazed window, three-piece white suite comprising of low-level WC, pedestal wash hand basin, and step-in shower enclosure with Triton electric shower unit and partial wall tiling.

Dining Kitchen - 4.67m x 8m (15'4" x 26'3" reducing to 10'9")

Double-glazed side window and glazed door with steps lead down to rear porch / lean-to providing access to courtyard-style garden and adjoining utility/garage. Main kitchen is open-plan, perfect for entertaining, with dining area and kitchen. Velux skylight maximizes natural light to roof pitch, and further double-glazed sash windows provide appeal. Double-glazed door leads to side/rear courtyard garden. Main kitchen includes a modern range of built-in base units with cupboards and drawers, wall cupboards with built-in plate rack, glazed china cupboards, and working surfaces. Six-burner hob with extractor over, pull-out larder cupboard, integral fridge and dishwasher. Inset Belfast-style sink unit with mixer tap, wood grain flooring, recessed spotlighting, and the appliances are 'Rangemaster' double oven with six-burner hob and extractor over.

Rear Porch

Double-glazed window and door to courtyard with steps leading down and door to...

Utility / Garage - 4.98m x 3.38m (16'4" x 11'1")

With electric light and power supply, working surfaces concealing plumbing and space for washing machine and tumble dryer. Double doors lead to front garden and driveway access.

First Floor

Half-landing with glazed stained and leaded light sash-style window to side, door leads to family bathroom with WC, and stairs lead up to main landing with built-in storage cupboard, loft access via drop-down ladder, and doors leading to main bedrooms.

Master Bedroom - 5.23m x 4.37m (17'2" x 14'4")

Double-glazed sash windows to both front and side of property, picture rail, coving, and inner door leads to...

Ensuite Shower Room - 3.4m x 1.63m (11'2" x 5'4")

Feature glazed and leaded light window to front of property, separate sash window to side. Two-piece bathroom suite comprising of wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, plumbed-in shower. Partial wall tiling with heated towel rail, 'Karndean'-style flooring, and recessed spotlighting.

Bedroom 2 - 5.41m x 3.99m (17'9" into bay x 13'1" into recess)

Double-glazed sash bay window, ornate cast iron fireplace with tiled interior, picture rail, and coving.

Bedroom 3 - 4.34m x 3.73m (14'3" x 12'3" int recess)

Double-glazed sash window to front and side, fire surround.

Bedroom 4 - 2.54m x 3.3m (8'4" x 10'10")

Upvc double-glazed window, picture rail, and wall shelving.

Bathroom/WC - 2.54m x 2.26m (8'4" x 7'5")

Opaque Upvc double-glazed window, three-piece white suite comprising of low-level WC, pedestal wash hand basin, and claw-and-ball foot slipper-style bath. Part wall tiling, airing cupboard housing hot water cylinder, and loft access point.

Cellar

Lower ground floor cellar rooms perfect for storage and also housing electrical consumer unit/meters. Both rooms measuring approximately 13'1" x 5'11", opening to a separate room measuring 10'11" x 8'7", including areas of reduced head height.

Outside Description

The property occupies an established mature corner plot with hard surface pathway linking the front of the property, secure side gated access leading to a corner garden enclosed with borders well stocked with a variety of plants, shrubs, and trees, laid to lawn, generous in size, with separate driveway access off Cavendish Road, providing off-road parking for numerous vehicles to a driveway and leading to adjoining garage/utility. Separate gate leads to courtyard-style garden at the rear, arranged for ease of maintenance, and including summerhouse with electric light and power and separate adjoining lean-to/store.

Council Tax

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

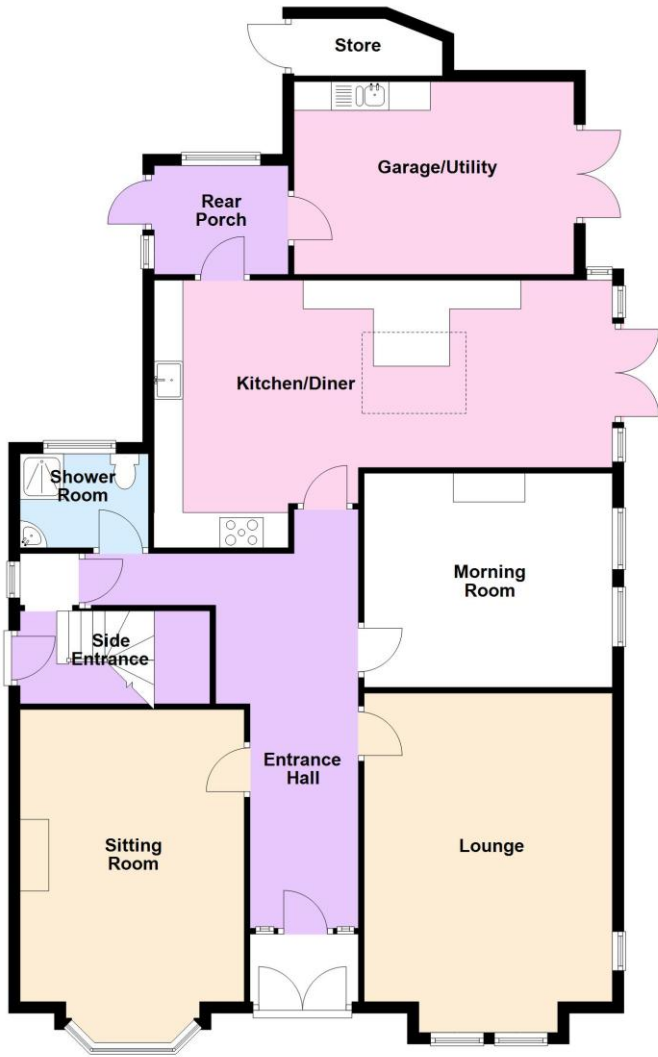
Tenure

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.



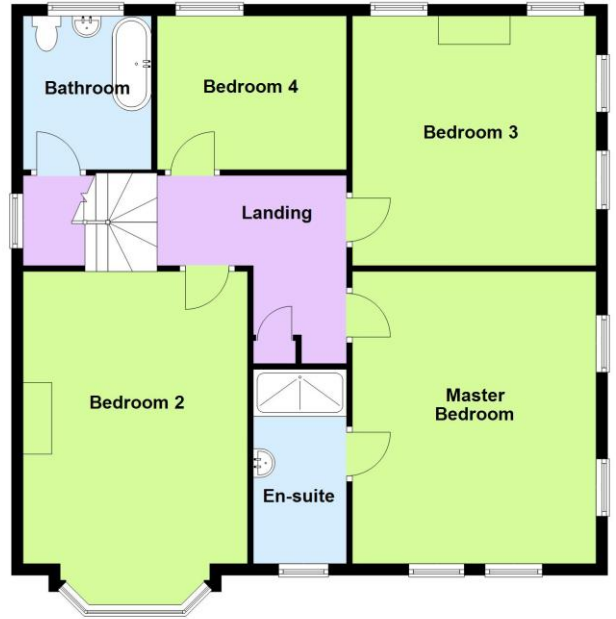
Ground Floor

Approx. 149.8 sq. metres (1612.7 sq. feet)



First Floor

Approx. 96.8 sq. metres (1041.5 sq. feet)



Total area: approx. 246.6 sq. metres (2654.2 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.