



LUXURY

69 TRAFALGAR ROAD
BIRKDALE, PR8 2NJ



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TOTAL APPROX. FLOOR AREA: 2,061 SQFT + Detached Garage

WITH ROYAL BIRKDALE GOLF CLUB AND ITS SURROUNDING DUNES JUST A TWO-MINUTE WALK AWAY, THIS BEAUTIFULLY PRESENTED CHARACTER HOME OCCUPIES A MEMORABLE SETTING. ITS GENEROUS ROOMS, CAREFULLY CONSIDERED INTERIORS AND SUBSTANTIAL REAR GARDEN ARE EVERY BIT AS COMPELLING AS THE LOCATION.



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VIDEO TOUR.

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DISTANCES

- BIRKDALE VILLAGE – 4 MINS DRIVE
- NEAREST TRAIN STATION – 5-MIN WALK
- NEAREST BUS STOP – 4-MIN WALK
- VICTORIA PARK – 5 MINS DRIVE
- ROYAL BIRKDALE & HILLSIDE GOLF CLUBS – 2 MINS DRIVE
- HILLSIDE TENNIS CLUB – 6 MINS DRIVE
- SOUTHPORT – 6 MINS DRIVE
- LIVERPOOL CITY CENTRE – 50 MINS DRIVE
- M58/ M57 – 28 MINS DRIVE
- M6 – 35 MINS DRIVE

ACCOMMODATION IN BRIEF

- ENTRANCE VESTIBULE
- ENTRANCE HALL
- LIVING ROOM
- KITCHEN WITH DINING
- UTILITY ROOM
- DINING ROOM
- ORANGERY
- CLOAKROOM/WC
- 4 BEDROOMS
- 2 ENSUITE SHOWER ROOMS
- FAMILY BATHROOM

OUTSIDE

- APPROX. 0.29-ACRE PLOT
- REMOTE GATED ENTRANCE
- GRAVEL DRIVEWAY
- PARKING FOR 4 VEHICLES
- DETACHED GARAGE
- LANDSCAPED LAWN TO FRONT
- STONE TERRACING TO THE REAR
- RAISED DECKED ZONE
- STEPS DOWN TO REAR LAWN
- LANDSCAPED REAR GARDEN WITH MATURE BORDERS
- ALARM WITH CCTV
- ORNAMENTAL POND
- FENCED, HEDGED & WALLED BOUNDARIES



THE PROPERTY

Set within a generous plot in an exclusive neighbourhood, this four-bedroom detached home has been transformed into somewhere you can settle into from day one. The bay-fronted living room is made for quieter evenings, while the separate dining room gives dinner with friends a proper occasion. At the rear, the kitchen and light-filled orangery are places to linger over breakfast, look out to the garden or open the doors on a warm afternoon. Two of the four bedrooms have contemporary ensuites, with a further family-size bathroom. Every room feels considered, with elegant, timeless decoration that gives this home broad appeal.





THE GROUND FLOOR

A traditional glazed porch welcomes you in, a further glazed door flanked by decorative side panels that draw natural light into the broad entrance hall. Decorative plasterwork, deep skirtings and panelled walls give the entrance its period character, while the open views into the adjoining rooms make the house feel welcoming from the start.

To one side, the bay-fronted reception room has plantation shutters and stained-glass windows flanking a log-burning stove set within a pale marble fireplace. Neutral carpeting softens the room, which is spacious enough for several sofas yet retains the warmth of a traditional drawing room.

Across the hall, the dining room continues the timber flooring from the entrance hall and has stained-glass windows and a second wood-burning stove beneath a timber mantel. A large pendant light gives the dining table its own sense of occasion, but this is no closed-off formal room as the orangery opens directly off it, allowing the two spaces to work together when friends and family visit.

The orangery is a wonderful contrast to the traditional rooms. Tall, grey-framed windows look into the garden, while glazing overhead brings light deep into the space. Soft blue-green wall panelling, timber flooring and generous space make it somewhere to spend a whole afternoon, with doors opening onto the stone terracing in warmer weather.



Back through the hall, the kitchen pairs pale Shaker-style cabinetry with boldly patterned granite work surfaces. The island has an inset sink with a Quooker boiling water tap and a timber breakfast bar seating four. Twin integrated ovens, a hob beneath a stainless-steel extractor, a fridge-freezer, dishwasher and wine fridge provide everything needed for everyday cooking or a larger gathering. A mirrored splashback reflects the garden light, while pendant lights, a column radiator and a wall-mounted TV point make the kitchen an inviting social place to spend time. Bi-fold doors open onto the terrace, making it easy to entertain and eat outside.

The utility opens directly off the kitchen, continuing the same cabinetry and providing further storage and laundry space. Its external door gives practical access down the side and a well-located ground-floor WC with heritage sanitaryware, and cloak storage completes this level.













FIRST FLOOR

The staircase rises to a bright landing with a window looking over the garden. Soft neutral carpeting continues through the four bedrooms, two facing the front and two overlooking the rear, and the same thoughtful decoration seen downstairs carries through this level.

The primary bedroom sits at the front of the house. It is the larger of the two ensuite bedrooms, with a bay window, plantation shutters and a wall of fitted wardrobes with integrated T.V. Soft grey and white decoration keep the room calm, while its ensuite has a glass-enclosed shower, floating vanity and patterned tiling behind the basin. The second ensuite bedroom is positioned to the rear, with blue fitted wardrobes, a garden outlook and a shower room finished in deep navy and white.

The two further bedrooms are bright and comfortably proportioned, with neutral finishes that would allow either to serve as a bedroom, guest room or study. Completing the floor is a particularly appealing stylish bathroom: a freestanding bath sits beneath the window, with a separate curved shower, floating vanity and blue walls bringing colour to the space. The finish throughout is immaculate, so the upper floor feels as ready to enjoy as the rooms below.











GROUNDS & GARDENS

The house sits in over quarter of an acre and is approached through remote-operated gates. A spacious gravel driveway sits alongside the landscaped front lawn, providing parking for around four vehicles and leading to a detached garage. Hedges and mature planting soften the approach, giving the house an attractive setting back from the road. An alarm and CCTV add to the security of the property.

At the rear, stone terracing runs along the rear of the house, providing space for outdoor dining with direct access off the kitchen and orangery. Steps lead down to a broad lawn edged by established trees, shrubs and flowering borders. An ornamental pond gives the garden another point of interest, while a raised deck among the planting offers a separate place to sit with a view back towards the house and out towards the garden. Fenced, hedged and walled boundaries provide enclosure.

The scale and different levels of the garden give you a choice of places to enjoy it, whether for a quiet morning outside or an afternoon with guests. A discreet garden shed provides useful storage.



A HOME THAT LIVES UP TO ITS LOCATION

What makes this home so compelling is how much it offers at once: the kerb appeal, interiors ready to enjoy from day one and a garden with space to spend time in. Add a quiet Birkdale setting just a two-minute walk from Royal Birkdale Golf Club and its dunes, and it is a home that feels as good to live in as it looks.





ABOUT THE AREA

Birkdale brings together coastal walks, excellent golf and a village centre full of independent places to shop, eat and meet. From the exclusive Trafalgar Road position, Birkdale Village is within easy reach, while Royal Birkdale Golf Club and Hillside Golf Club are close by. Hillside Lawn Tennis Club offers another option for those who enjoy sport, and Southport provides a wider choice of shops and leisure facilities. It is a location that makes it easy to enjoy the Sefton Coast as part of everyday life.

TRANSPORT

Hillside is the nearest railway station, with Birkdale station also nearby. Both are on Merseyrail's Northern Line, with direct services to Southport and Liverpool city centre. From Liverpool Lime Street, trains reach London Euston in around 2 hours 20 minutes. By road, the A570 connects Southport with the M58 towards the M6, while the A565 provides a route towards the M57. Liverpool John Lennon Airport and Manchester Airport offer domestic and international connections.

SCHOOLS

Local options include Birkdale Primary School and Farnborough Road Infant School and Farnborough Road Junior School, with Greenbank High School and Birkdale High School among the secondary choices. For families considering independent education, Scarisbrick Hall School near Ormskirk and Merchant Taylors' School in Crosby offer further options. Admissions criteria and places should be checked with individual schools.





PROPERTY
INFORMATION

Tenure:Freehold with vacant possession

Services:Mains water,Electric,
Double glazing,Gas central heating,
Superfast broadband(estimated),
Alarm with CCTV.
Council Banding:G

Local Authority:
Sefton Council with One-stop shop
at Southport located within The
Atkinson, Lord Street, Southport,
PR8 1DB contact@sefton.gov.uk

EPC:D

Floor Risk: None

Viewing:Strictly by appointment via
Karl Ormerod Tel:07443645157

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or settings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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TOTAL APPROX. FLOOR AREA: 2,061 SQFT + Detached Garage



Total 2,061 sq ft

1st floor: 861 sq. ft, 2nd floor: 870 sq. ft
porch: 54 sq. ft, screened porch: 207 sq. ft, utility: 69 sq. ft,
Fireplace: 24 sq. ft, walls: 165 sq. ft

Floor Plan

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

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LUXURY



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it's a level of service'