Chris Tinsley

38 Birkdale Cop
Southport, PR8 5DT £299,000
'Subject to Contract'

Developed by renowned national housebuilder 'David Wilson Homes', this stylish multi-level family home offers generous, flexible living space throughout. Situated opposite open farmers' fields, this property boasts unrivalled views that are a standout attraction! Spanning three floors, the home has been thoughtfully enhanced and improved to create a modern living environment with sleek high-quality finishes, versatile rooms, and a layout perfect for both family life and entertaining. The ground floor hosts an inviting entrance hall, a bright and spacious reception room opening to a sleek fitted breakfast kitchen, all designed for comfortable day-to-day living and perfect for entertaining. There is also access to a ground floor WC. On the first floor, there are two well-proportioned bedrooms and a stylish bathroom, both bedrooms provide versatile living arrangements. The top floor is dedicated to the principal main bedroom suite, complete with its own modern en-suite facilities and private balcony with unrivalled views over Farmer Fields opposite and stretching towards Halsall. The landscaped gardens are beautifully presented with access to separate garage, designated parking and electrical charging unit. Beautifully presented and part of a thriving new community, this home represents a rare opportunity to enjoy contemporary living in a desirable location.

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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 Hall
Composite entrance door, LVT Herringbone style flooring, wall mounted electrical consumer unit. Turned stairs to the first floor with handrail.

Living Room - 4.93m x 4.24m (16'2" x 13'11")
Upvc double glazed bay window to front with fitted Plantation style shutters overlooking Farmers fields to front. LVT Herringbone style flooring. A modernised, sleek and stylish living space with open plan access leading to....

Breakfast Kitchen - 4.11m x 4.24m (13'6" x 13'11" into recess)
Upvc double glazed double doors open onto the enclosed, landscaped rear garden, with an additional Upvc double glazed window to the side elevation. The breakfast kitchen is fitted in a modern shaker style, comprising a range of base units with cupboards and drawers, complemented by matching wall-mounted cabinets with under-unit lighting and work surfaces. A single bowl sink unit with mixer tap and drainer is inset. Appliances include an electric double oven and a four-ring ceramic hob with glazed splashback and funnel-style extractor above, with space provided for a freestanding fridge freezer. LVT herringbone-style flooring continues throughout. Door leading to…

WC - 1.47m x 2.31m (4'10" x 7'7" including areas of reduced head height)
Opaque Upvc double glazed window. Low level WC and pedestal wash hand basin with mixer tap. Wall cupboard houses the 'Logic' combination style central heating boiler. LVT Herringbone style flooring continues. Useful understairs storage cupboard access.

First Floor Landing
Stairs lead to the second floor with handrail, spindles and newel post. Upvc double glazed window to rear. Built-in linen cupboard with shelving.

Bedroom 2 - 5.05m x 3m (16'7" into recess x 9'10")
Upvc double glazed double French doors open to front facing Juliette balcony overlooking farmers fields to front providing an enviable orientation.

Bedroom 3 - 3.02m x 2.97m (9'11" into recess x 9'9")
Upvc double glazed window.

Bathroom/WC - 1.96m x 2.21m (6'5" x 7'3")
Opaque Upvc double glazed window. Three-piece white suite comprising of low-level WC, vanity wash hand basin with cupboards below and panelled bath with mixer tap and thermostatic shower attachment. 'Amtico' flooring, partial wall tiling and ladder style chrome heated towel rail.

Second Floor Landing
Useful, deep eaves storage incorporating areas of reduced head height.

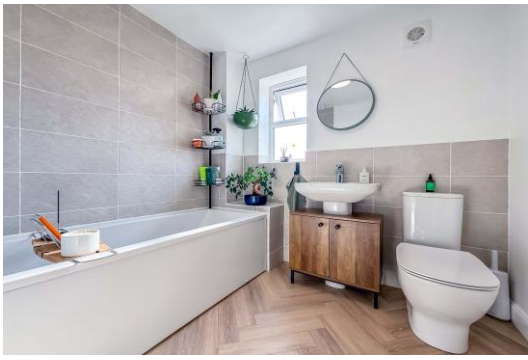
Master Bedroom Suite - 4.78m x 4.19m (15'8" x 13'9" overall measurements into recess)
A most impressive master suite with built-in wardrobes to one wall, hanging space and shelving. Upvc double glazed French double doors and side window opening to front facing balcony overlooking Farmers fields to front providing an enviable orientation. 'Amtico' flooring, Door to....

En Suite Shower Room/WC - 1.98m x 2.03m (6'6" x 6'8")
Modern style three-piece suite comprising of low-level WC, pedestal wash hand basin and entry level shower enclosure with glazed shower door and screen, 'Mira' electric shower and partial wall tiling. 'Amtico' flooring. ladder style heated towel rail. Double glazed 'Keylite' sky light.

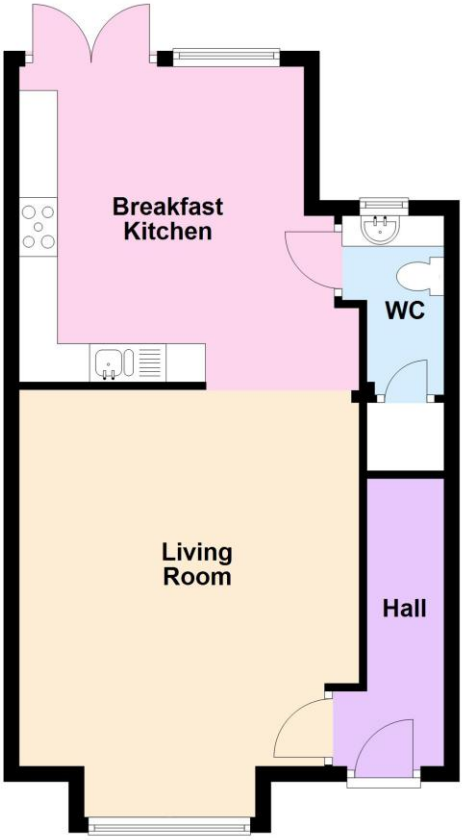
Outside
Laid to lawn to front opposite Farmers fields providing unrivalled views! Hard surface entrance access leads to rear and a designated car parking space including access to separate garage measuring 5.21m x 2.67m (17'1" x 8'9") accessed via up and over door and housing an electrical charging unit, including additional electric, light and power. The enclosed landscaped rear garden is arranged for ease of maintenance with Indian stone patio and large pebble borders. There is also external water tap and power.

Council Tax
Sefton MBC band D.

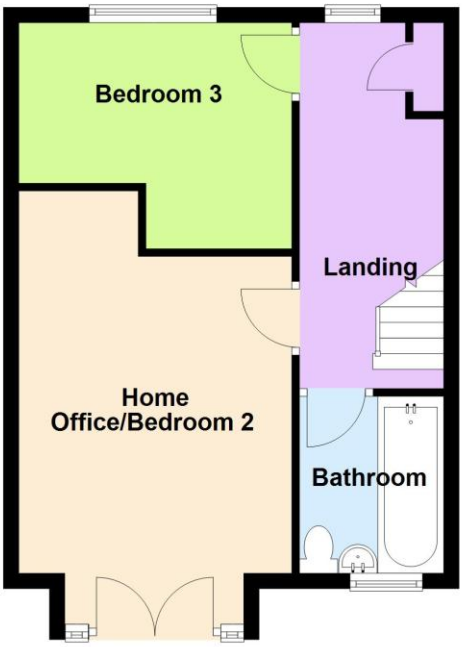
Tenure
Freehold.



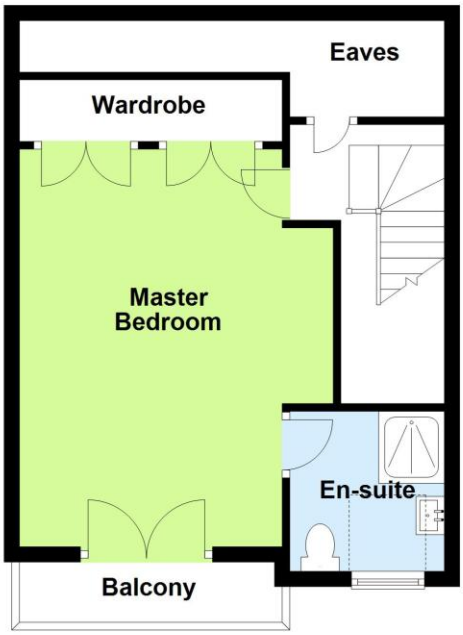
Ground Floor

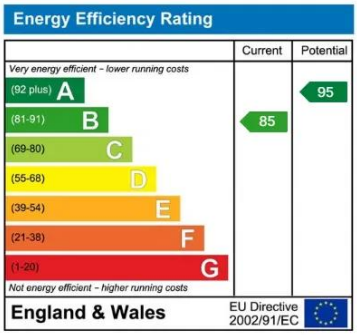


First Floor



Second Floor





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