Chris Tinsley

3 Grosvenor Villas, 50 Grosvenor Road
Birkdale, PR8 2ER, ‘OIEO’ £375,000
'Subject to Contract’

A truly rare offering, this extended and meticulously improved home in the sought-after Shoreside area of Birkdale is surrounded by championship golf courses, a vibrant café culture, and excellent commuter links. Beyond the entrance hall, the former garage is now a cozy snug, while the modern breakfast kitchen and rear lounge-diner open to a south-facing sun-soaked garden with an electric awning for relaxed outdoor living. Upstairs, the master boasts an en-suite, with two further bedrooms, one arranged as a dressing room. With off-road parking and ornamental borders, properties like this seldom appear, early viewing is essential!

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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
The outer door with glazed insert leads to a well-planned entrance hall, featuring Karndean-style flooring and doors to main accommodation. A central staircase leads to the first floor.

Snug (Formerly Integral Garage) - 5.54m x 2.39m (18'2" x 7'10" overall measurements)
This snug has a UPVC double-glazed front window, Karndean flooring, areas of reduced head height to one wall, and a useful under-stairs cupboard.

Breakfast Kitchen - 4.24m x 2.59m (13'11" excluding bow bay x 8'6")
A UPVC bow bay window fronts this contemporary kitchen with cream gloss units, under-unit lighting, 1 1/2-bowl sink, and a breakfast bar. Appliances include an electric double oven, five-burner gas hob with extractor, American fridge-freezer, and a separate washing machine and dishwasher. Woodgrain flooring and recessed spotlights complete the space.

Rear Lounge/Dining Area - 3.35m x 6.55m (11'0" x 21'6")
This bright area has a UPVC window and sliding patio doors to a south-facing garden with an electric awning. A fire surround adds a focal point, and the open-plan layout is ideal for entertaining.

First Floor Landing
Includes loft access and built-in storage, with doors to bedrooms.

Master Bedroom - 3.38m x 3.53m (11'1" x 11'7")
The master has a UPVC rear window and a door to the en-suite.

En-suite Shower Room/WC - 1.88m x 1.65m (6'2" x 5'5")
Includes a low-level WC, pedestal basin, and step-in shower with Triton electric shower. Part wall tiling and a chrome heated towel rail are present.

Bedroom Two - 3.35m x 2.9m (11'0" x 9'6")
A UPVC double glazed window is fitted.

Bedroom Three/Dressing Room - 2.31m x 3.23m (7'7" x 10'7" to front of wardrobes)
This room has a UPVC window and is currently a dressing room but can easily convert back.

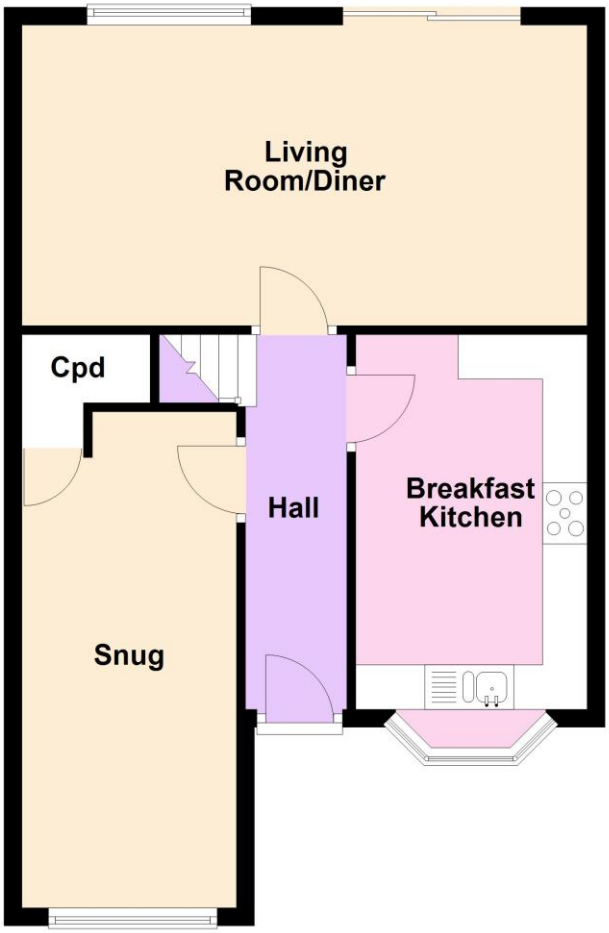
Bathroom/WC - 2.24m x 2.57m (7'4" x 8'5")
A modern white suite with P-shaped bath, curved screen, plumbed shower, low-level WC, and vanity basin. Tiled walls, chrome heated towel rail, and extractor are included.

Outside
A shared entry leads to a block-paved driveway for multiple vehicles with well-stocked borders. The rear offers right-of-way access via a secure gate, a patio with lawn, a south-facing sunny aspect, electric awning, timber shed, and planted borders.

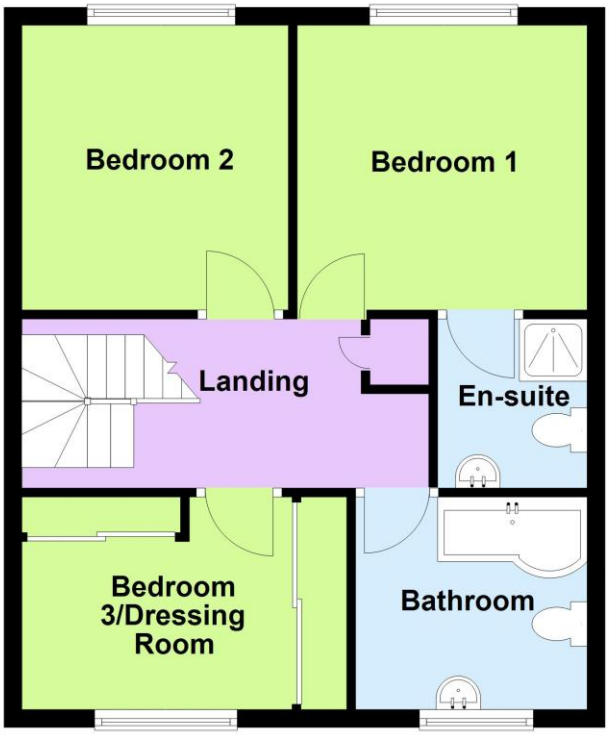
Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure
We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

Ground Floor



First Floor



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