



Regent Close, Birkdale, Southport PR8 2EJ
Southport



£575,000

Subject to contract



An attractive detached family home, ideally situated in a desirable cul-de-sac within Birkdale, offering spacious and thoughtfully extended accommodation.

This well presented property has been enhanced by the current owner, creating an impressive open-plan dining kitchen on the ground floor and two additional bedrooms with an en-suite shower room on the first floor. The flexible layout on the first floor also offers the potential to adapt the extended section into a self-contained suite, ideal for a dependant relative, potentially providing a living room, bedroom, and en-suite. The home benefits from gas central heating and UPVC double glazing throughout.

Upon entering, an Enclosed Porch leads to the Hall, featuring two storage cupboards and convenient internal access to the integral garage. The ground floor also offers a fitted Cloakroom/wc, a welcoming Front Living Room, a comfortable Rear Sitting Room, and the heart of the home: an impressive Open Plan Dining Kitchen designed for modern living and entertaining. Upstairs, the Landing provides access to four double Bedrooms, two of which boast their own En-Suite Shower Rooms, alongside a well-appointed main Bathroom.

The property stands in established and well-maintained gardens to both the front and rear. The front garden includes a shaped lawn and a variety of shrubs, with a paved driveway leading to the integral garage, which measures 5.23m x 2.82m internally and benefits from an electrically operated, remote-controlled up-and-over door. The enclosed rear garden is a particular highlight, enjoying a south-easterly aspect and featuring a shaped lawn, well-stocked borders, and paved patio areas perfect for outdoor relaxation.



Regent Close is ideally positioned off Regent Road, providing easy access to the charming amenities, shops, restaurants, and bars of Birkdale Village, as well as the railway station for direct links to Southport and Liverpool. Local schools and prestigious championship golf courses, including Royal Birkdale, are also readily accessible.

Ground Floor:

Enclosed Porch

Hall with two storage cupboards and access to the Garage.

Fitted Cloakroom/wc

Front Living Room - 5.46m x 3.96m (17'11" x 13'0")

Rear Sitting Room - 3.56m x 3.3m (11'8" x 10'10")

Open Plan Dining Kitchen - 5.99m x 6.1m (19'8" x 20'0") overall and maximum measurements ("L" shaped) with a range of integrated appliances including electric double oven, gas hob, cooker hood, dishwasher, microwave and two integrated fridges.



First Floor:

Landing with built in airing cupboard.

Rear Bedroom 1 - 5.61m x 2.97m (18'5" x 9'9")

En Suite Shower Room - 1.85m x 1.7m (6'1" x 5'7")

Front Bedroom 2 - 4.27m x 4.06m (14'0" x 13'4") including area housing a range of built in wardrobes across one wall.

En Suite Shower Room - 2.74m x 2.18m (9'0" x 7'2") overall and maximum measurements (including area with built in storage cupboard).

Front Bedroom 3 - 3.58m x 2.82m (11'9" x 9'3") plus door recess

Rear Bedroom 4 - 3.73m x 2.97m (12'3" x 9'9")

Bathroom - 1.6m x 2.72m (5'3" x 8'11") extending to 10' 9" including recess.

Outside: There are established, well maintained gardens to the front and rear of the property, the front incorporating a shaped lawn and borders stocked with a range of shrubs. There is a paved driveway leading to the integral Garage which measures 17' 2" x 9' 3" internally (5.23m x 2.82m) providing the benefit of internal access to the house. The enclosed rear garden is a particular feature of the property, enjoying a south-easterly aspect and also planned with shaped lawn, borders stocked with established shrubs and paved patio areas.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F.

Tenure: Freehold

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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