



**20 Falkland Road
Southport, PR8 6LG £500,000
'Subject to Contract'**

Nestled on a highly desirable tree-lined road, this charming, detached character home offers an excellent balance of space, convenience and family living. Ideally situated close to Formby and Southport District General Hospital, well-regarded colleges and a wide range of amenities including Tesco, Aldi and the recently developed Sainsbury's, the property is perfectly placed for everyday needs. Excellent transport links via the A565 provide easy access to Ormskirk and Liverpool, while regular bus services connect to Southport town centre and King George V College. The accommodation begins with an enclosed vestibule leading into a welcoming reception hallway, complete with a turned staircase and an abundance of natural light. There are two well-proportioned reception rooms, offering flexibility for both formal and informal living. The standout rear living room features a characterful inglenook fireplace and glazed bay French doors opening onto the rear garden, creating a wonderful space for relaxing and entertaining. The modern breakfast kitchen is well appointed and flows through to a rear porch and separate utility room, keeping practical elements neatly arranged. To the first floor, the property offers four spacious double bedrooms, two of which are currently utilised as home offices, making them ideal for modern working arrangements. The family bathroom is generously sized and fitted with a contemporary four-piece suite. A fixed staircase leads to the second floor, where a fifth bedroom provides excellent versatility as a guest suite, teenager's room or private workspace, complemented by useful walk-in eaves storage. Externally, the property occupies a generous and well-established plot, with extensive off-road parking provided by a hard-surfaced driveway, together with access to a large garage and additional brick-built storage at the rear. The private rear garden is well screened and mainly laid to lawn, with a patio area ideal for outdoor dining and family enjoyment. The property also benefits from gas central heating, extensive double glazing to most windows, USB double sockets and a recently replaced roof with a transferable guarantee for added peace of mind. Overall, this is a superb opportunity to acquire a spacious and characterful family home in a sought-after and well-connected location.

Enclosed Entrance Porch

Outer double-glazed doors and windows, with an inner door incorporating a glazed insert and separate stained and leaded light side windows, opening into the entrance hall.

Large Reception Hallway

A welcoming reception hall with turned staircase to the first floor, a useful large understairs storage cupboard, and attractive panelling to plate rail height. Karndeans-style flooring is laid, with a doorway leading to the inner hall and cloakroom with hanging space, while further doors lead to the principal ground floor rooms.

WC - 1.52m x 1.02m (5'0" x 3'4")

Fitted with a low-level WC and vanity wash hand basin with mixer tap and storage. An opaque double-glazed window provides natural light, with partial wall tiling and continuation of the Karndeans-style flooring.

Dining Room - 4.17m x 4.27m (13'8" into bay x 14'0" into recess)

A well-proportioned front reception room with a large double glazed bay window, fire surround over a tiled hearth to the chimney breast, and Karndeans-style flooring. Period-style detailing includes a picture rail, coving, ceiling moulding and ceiling rose, with wall lights also in situ.

Rear Lounge - 5m x 4.72m (16'5" into bay x 15'6" into inglenook)

An impressive principal reception room to the rear of the property, with double glazed bay French doors and side windows opening onto the rear garden. A characterful inglenook fireplace with log-burning stove creates a lovely focal point, while windows to either side of the fireplace bring in an abundance of natural light, making this an ideal room for both family living and entertaining. Two wall light points and Karndeans-style flooring complete the room.

Breakfast Kitchen - 3.96m x 3.78m (13'0" x 12'5" overall measurements)

A modern breakfast kitchen fitted in a high-gloss style, with a range of base units, drawers and wall cupboards providing plenty of cupboard space, together with under-unit lighting. It includes a built-in fridge freezer, built-in Bosch double oven, dishwasher and Neff four-ring ceramic hob with extractor above, together with a wall-mounted Zanussi combination central heating boiler system. A breakfast bar, large sink unit with pull-out spray rinser tap, Karndeans-style flooring and recessed spotlights complete the space.

Rear Porch - 1.85m x 1.63m (6'1" x 5'4")

Double-glazed door and window leading to the rear garden, with Karndeans-style flooring laid.

Utility Room - 2.41m x 2.57m (7'11" x 8'5")

A very useful separate utility room fitted with additional base units, work surfaces and built-in storage cupboards, providing excellent practical storage. It includes a large single bowl sink unit with pull-out spray rinser tap, a double-glazed window overlooking the garden to the rear, and spaces for an American-style fridge freezer, washing machine and tumble dryer, all of which are included. Karndeans-style flooring continues.

First Floor Landing

A light-filled landing with stained and leaded light window to the half landing and staircase continuing to the second floor.

Bedroom 1 - 3.05m x 4.29m (10'0" into bay x 14'1" to rear of wardrobes)

A beautifully proportioned principal bedroom with a large elegant double-glazed bay window, bringing in plenty of natural light and creating a real sense of space. This is a stylish boutique-style room with generous proportions, a pleasant outlook and excellent storage provided by floor-to-ceiling white fitted wardrobes running the full length of the room. Coving adds a further touch of character and finish.

Bedroom 2 - 3.94m x 4.24m (12'11" x 13'11" to rear of wardrobes)

A spacious double bedroom with a double-glazed window overlooking the rear garden, creating a calm and restful feel. The room also benefits from fitted mirrored sliding wardrobes incorporating hanging space and shelving. Coving adds a further touch of character and finish.

Bedroom 3 - 2.13m x 3.78m (7'0" x 12'5" into recess)

A versatile room currently arranged as a home office, ideal for buyers seeking study space, nursery accommodation or an additional bedroom, with a double-glazed window overlooking the rear garden and coving.

Bedroom 4 - 2.44m x 3.73m (8'0" x 12'3")

Another flexible room currently used as a home office, equally suited as a bedroom, study or hobby room, with a large double-glazed window.

Bathroom/WC - 2.84m x 2.87m (9'4" x 9'5" into recess including areas of reduced head height)

A stylish contemporary family bathroom fitted with a modern four-piece suite comprising a low-level WC, vanity wash hand basin with waterfall-style mixer tap, built-in storage and illuminated mirror, slipper-style bath with freestanding bath tap and handheld attachment, and a particularly large walk-in shower enclosure with plumbed rainfall shower and separate handheld attachment. Finished with part wall tiling, chrome heated towel rail, extractor fan and recessed spotlights.

Top Floor Landing - 5m x 3.76m (16'5" x 12'4" overall measurements, including reduced head height)

A spacious galleried landing offering excellent flexibility as part of a teenager or independent relative suite, guest area or additional workspace, with a double-glazed window, a Dakea double-glazed skylight and a large walk-in eaves storage area. A door then leads to Bedroom 5.

Bedroom 5 - 4.24m x 5.18m (13'11" x 17'0" including reduced head height)

A generous, bright and highly versatile top floor double bedroom of impressive size, with two Dakea double-glazed roof windows and a double-glazed side window.

Outside

The property stands on a generous and established plot with extensive off-road parking for several vehicles to the front. A secure side gate gives access to the rear, where there is a large garage with electricity supply, previously used as a games room, together with a separate locked storage section. There is also a further substantial brick-built storage unit attached to the rear of the house. The rear garden is a private, well-screened walled garden, mainly laid to lawn, with stocked borders of plants, shrubs and trees, a large patio area ideal for outdoor dining and entertaining, together with an outside tap and external electrical socket.

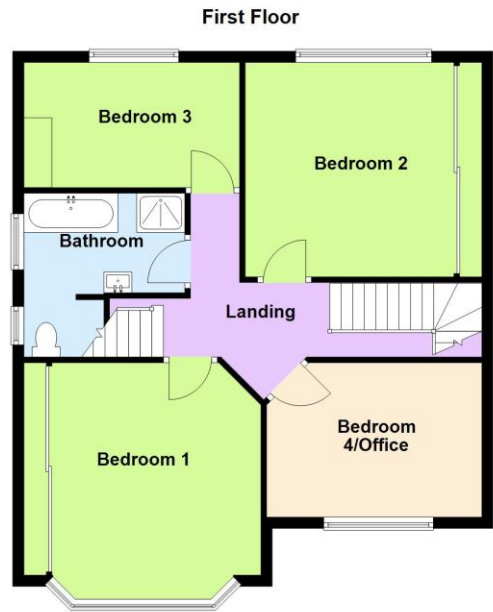
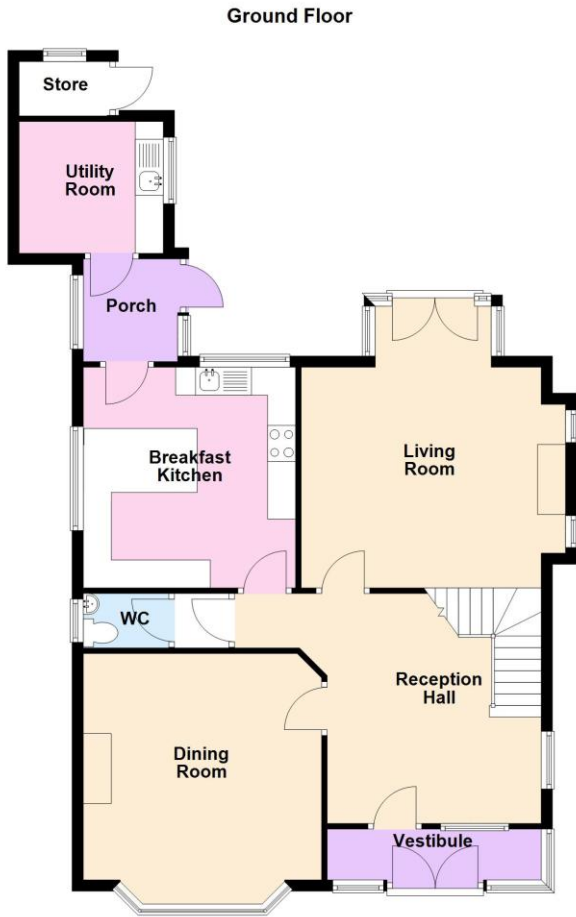
Council Tax

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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