



**£289,950**

**Four Bedrooms**

**Clive Road, Southport, PR8 4RZ**

Situated in the ever popular Birkdale village and close to Hillside, Northwood are pleased to offer for sale this three storey Edwardian semi detached property.

The property benefits from period features and in brief comprises: vestibule, hallway, lounge, sitting room, dining kitchen, utility and shower room to the ground floor. The first floor presents three bedrooms and family bathroom and a master bedroom suite with en suite to the second floor.

Externally there is a garden room and separate store, an enclosed rear garden with summer house and off road parking to the front.

Early viewing essential.

## **Key Features**

**Traditional Semi Detached**

**Three Storey**

**Original Features**

**Four Bedrooms**

**Bathroom, Shower Room & En Suite**

**Lounge & Sitting Room**

**Dining Kitchen**

**Garden Room**





## Vestibule

Tiled flooring. Door to hallway.

## Hallway

Wooden flooring, radiator with feature radiator cover. Doors leading to lounge, sitting room, and dining kitchen. Stairs leading to first floor with under stairs store cupboard.

## Lounge 4.38m x 3.71m (14'4" x 12'2")

Large bay window to front elevation. Feature cast iron fire surround with marble hearth. Wooden flooring.

## Sitting Room 3.08m x 3.24m (10'1" x 10'8")

Original window to side elevation. Chimney breast with inset incorporating built in down lights and built in cupboards at both sides, one of which housing the Worcester combi boiler.

## Dining Area 4.21m x 3.31m (13'10" x 10'10")

Feature chimney breast with brick built surround and hearth. Wooden flooring, open plan to the kitchen. Door leading to utility area.



## Kitchen 3.11m x 3.12m (10'2" x 10'3")

A good range of eye and low level units incorporating a 1 1/2 bowl stainless steel sink drainer unit. Built in five ring gas hob with extractor hood over, and electric double oven and integrated dishwasher. Part tiled walls and linoleum flooring. Skylight and window to rear elevation overlooking the garden.





### Utility

Plumbed for automatic washing machine, wall mounted Belfast sink with original window to rear elevation. External door to side garden, and door to shower room.

### Shower Room

Three piece suite comprising: low level wc, vanity unit wash hand basin and shower cubicle with Mira shower. Original window to side elevation. Linoleum flooring.

### Garden Room 3.89m x 1.82m (12'9" x 6'0")

Recently converted and suitable for a variety of uses this room is light and airy with patio doors opening onto raised decking. Two windows to the side elevation and three velux windows, fitted with power and lighting. Wood effect flooring.

### Storage

Brick built store room.







### First Floor Landing

Doors leading to bedrooms two, three and four, and family bathroom. Stairs leading to second floor.

### Bedroom Two 3.58m x 4.98m (11'9" x 16'4")

Bright and airy with two window to front elevation. Feature fire place with cast iron surround with ornate tiles.

### Bedroom Three 3.11m x 3.24m (10'2" x 10'8")

Original window to side elevation. Wooden flooring and cast iron fire place with tiled hearth. Built in cupboards.

### Bedroom Four 2.53m x 3.19m (8'4" x 10'6")

Original window to rear elevation and feature cast iron fire surround.

### Family Bathroom

Modern four piece suite comprising: double shower enclosure, free standing roll top bath with claw feet and mixer tap, pedestal wash hand basin and low level wc. Original windows to side and rear elevation. Part tiled with down lights.







## Second Floor Landing

Under eaves store cupboard. Door to Master bedroom suite.

**Master Bedroom** 4.96m x 3.24m (16'3" x 10'8")

Spacious suite with windows to front and side elevation and two velux windows to the rear. Incorporating a range of fitted cupboards and storage space under the eaves. Door to the en suite.

**Dressing Area** 3.58m x 3.24m (11'9" x 10'8")

Window to front elevation.

## En Suite

Three piece suite comprising: shower cubicle with Triton shower, wall mounted wash hand basin and low level wc. Velux window to rear elevation, part tiled, down lights.



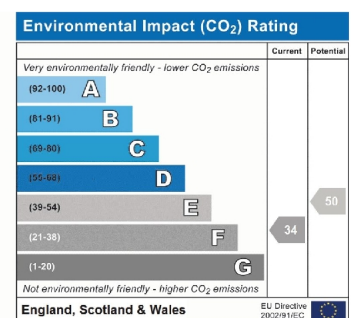
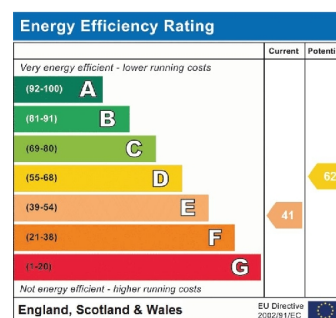




## Exterior

The front provides off road parking and is bordered with mature plants, trees and shrubs and a large wooden gate to the side provides access to the rear.

The rear garden is fully enclosed bordered with mature plants, trees and shrubs and provides a sun terrace off the sun room and lawned garden with timber framed summer house.



## Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Northwood (Southport & Ormskirk) Limited

**01704 545 657**

northwooduk.com

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