



68 Trafalgar Road, Southport
£920,000



- A Fabulous Detached Family House
- Number of Reception Rooms, Orangery
- Four Bedrooms, Master with En Suite
- Established & Mature Gardens
- Much Sought After Residential Location
- Conveyed in a New England Style
- Bespoke 'Martin Moore' Fitted Kitchen
- Double Width Garage with Utility
- Off Road Parking for Numerous Vehicles
- Championship Golf Courses in Vicinity

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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 Porch

Upvc double glazed outer double outer doors, side windows and tiled flooring. Hardwood inner door leads to....

Reception Hallway

A turned staircase leads to the first floor with handrail, twisted spindles and newel post. Space panelling, neo-classical style radiator and original Parquet flooring. Door to useful under stairs storage cupboard, double glazed window to side. Door to....

Cloakroom/Wc

4'10" x 4'10" 1.47m x 1.47m

Obscured double glazed window, low-level Wc, vanity wash hand basin with ornate inset sink unit including cupboards below, part wall tiling and original Parquet flooring continues.

Principal Lounge

28'1" overall measurements into bay x 14'4" into recess, 8.56m overall measurements into bay x 4.37m into recess

Two double glazed windows overlook the front gardens with further glazed double doors opening to the orangery. Original Parquet flooring continues with working fire inset to chimney breast including Marble interior, hearth and wooden fire surround. Bespoke illuminated wall cabinetry and shelving, pillared open plan access leads to study overlooking the established rear gardens with access via Upvc double glazed door. Recessed spotlighting, wall light points. A glazed door leads to the sitting room.

Orangery

21'8" x 11'11" 6.60m x 3.63m

Double glazed hardwood windows and double doors to rear garden, recessed spotlighting. Stone flooring benefits from underfloor heating, Pinoleum roof blinds are fitted including electric roof vents.

Sitting Room/Snug

17'5" into bay x 14'11" into recess 5.31m into bay x 4.55m into recess

Double glazed splayed bay window overlooks the delightful rear garden, neo-classical wall radiator and feature wood-burning stove inset to Sandstone fire surround and hearth. Bespoke wall cabinetry incorporates illuminated shelving and base units. Parquet flooring, coving.

Magnificent Dining Kitchen

22'8"x 13'4" overall measurements 6.91mx 4.06m overall measurements

This most impressive bespoke, handpainted 'Martin Moore' fitted kitchen conveys a number of attractive features including built-in base units with cupboards and drawers, wall cupboards and central island unit with the benefit of inset prep sink and mixer tap. This perfect entertaining space further includes a range of built-in 'Neff' appliances from dishwasher, two double electric ovens, microwave, steam oven and warming drawer. Five ring induction hob with concealed extractor over. Granite working surfaces and separate 1 1/2 bowl sink unit with mixer tap and drainer. Glazed china cabinet and dresser to one wall. Franke' tri flow cold water filter tap, integral fridge and freezer, refuse bin and larder cupboards. Stone tiled flooring benefits underfloor heating, recess spotlighting and multimedia speaker system built into the ceiling. Further pull out storage drawers inset to chimney breast, part wall tiling and wall control units for the music system and underfloor heating thermostat. Glazed door provides access to double width adjoining garage, double door lead to....



Conservatory

13'7" x 12'8" 4.14m x 3.86m

Upvc double glazed double doors and windows providing a delightful aspect over the established rear gardens. Stone flooring continues with benefit from underfloor heating including thermostat control panel to one wall and finished with fitted Pinoleum roof blinds.

Double Width Garage

18' x 22' overall measurements 5.49m x 6.71m overall measurements

Remote double up and over door access, Upvc double glazed double doors lead to the enclosed rear garden. Slate tiled flooring is laid with further benefit from 'Vailliant' combination style central heating boiler serving the double garage and utility room only. Door to....

Utility Room

7'9" x 8'9" 2.36m x 2.67m

Upvc double glazed door and windows lead to rear garden, hand made shaker style base units include cupboards, drawers, pantry cupboard and working surfaces. Plumbing is available for washing machine and space for tumble dryer. Inset wine cooler included with single bowl sink unit, mixer tap and drainer. Part wall tiling, slate tiled flooring continues with feature vaulted timber ceiling.

First Floor Landing

Double glazed window overlooking the front of the property. Galleried landing well planned with bespoke hand made book shelving to one wall. Useful built-in storage cupboard access includes drop-down ladder leading to loft room. The loft room measures 18'7" x 10'10" including areas of reduced head height with useful eaves storage and access to separate boiler room housing 'Worcester Bosch' central heating boiler and pressurised water cylinder serving the main accommodation. Heating thermostat control unit for boiler system to one wall.

Master Bedroom Suite

Accessed via inner hall off the main landing with picture rail, coving and recessed spotlighting, door to master bedroom and separate en-suite bathroom.

Master Bedroom

13' x 13'8" to the rear of wardrobes 3.96m x 4.17m to rear of wardrobes Double glazed window overlooking delightful rear gardens, bespoke fitted wardrobes and drawers to the length of one wall including useful hanging space and shelving, picture rail, coving and recessed spot lighting.

En Suite Bathroom/Wc

8'5" reducing to 4'7" x 11'3" reducing to 6'4" 2.57m reducing to 1.40m x 3.43m reducing to 1.93m

Double glazed window with modern four piece white suite including low-level Wc, wash hand basin with mixer tap and corner step-in shower enclosure with plumbed in shower unit and handheld shower attachment. Attractive free-standing slipper style bath with mixer tap, tiled flooring with benefiting underfloor heating. Midway wall tiling, ladder style chrome heated towel rail, picture rail, coving and recessed spot lighting.



Bedroom 2

17'4" from bay to rear of wardrobes x 14'11" into recess 5.28m from bay to rear of wardrobes x 4.55m into recess

Double glazed splayed bay window overlooking rear gardens, fitted wardrobes including fly over storage cupboards with bedside cabinets and drawers. Neoclassical style wall radiator, picture rail and coving.

Bedroom 3

11'10" x 12'9" 3.61m x 3.89m

Double glazed window overlooking the rear garden with built-in wardrobes and drawers to recess. Pedestal wash hand basin, picture rail and neoclassical style wall radiator.

Bedroom 4

8'11" x 9'5" 2.72m x 2.87m

Double glazed windows to both the front and side of the property, wall light points and recess spotlighting.

Family Bathroom/Wc

7'10" overall measurements x 5'11" excluding recess 2.39m overall measurements x 1.80m excluding recess

Obscured double glazed window, three-piece modern white suite including low-level Wc, wash hand basin with mixer tap and panelled bath with glazed shower screen, mixer tap and plumbed in overhead rainfall shower. Tiled flooring, recessed spotlighting and extractor. ladder style chrome heated towel rail, tiled walls.

Outside

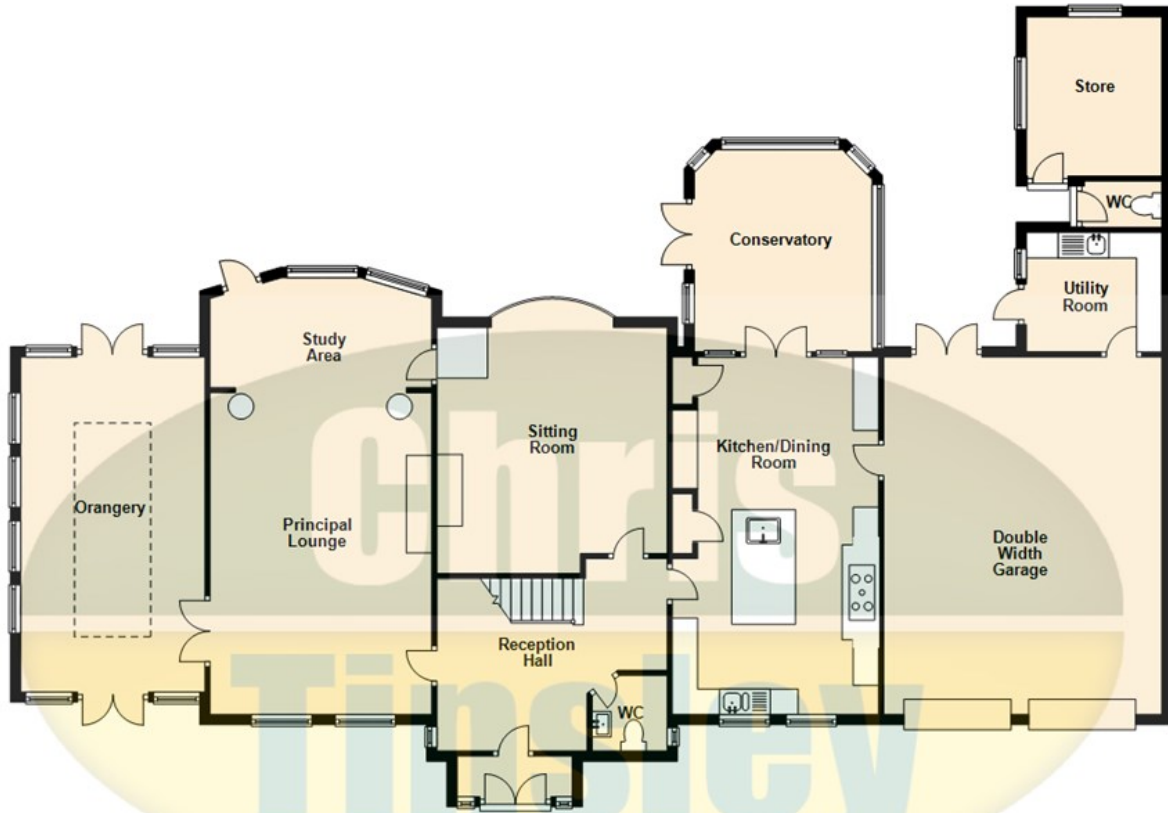
The property occupies an established and mature plot with landscaped gardens to both the front and rear. Off-road parking is available via a blocked paved driveway for numerous vehicles with additional space to side of the adjoining garage for storage purposes. The garage is accessed via twin remote up and over the doors and leads to main accommodation. The front garden is arranged with well-tended plants, shrubs and a variety of trees. The rear garden, which in the opinion of the Estate Agent, is a particular feature of the property, is established and well maintained including shaped lawn with a variety of plants, shrubs and well-stocked trees. There is access to separate Wc measuring 5'x 3' with high-level Wc and separate store with electric, light and power and measuring 10'3" x 8'11". The garden benefits from summerhouse with electric and power, greenhouse and garden pergola. There is also a system of irrigation to both the front and rear gardens.

Tenure

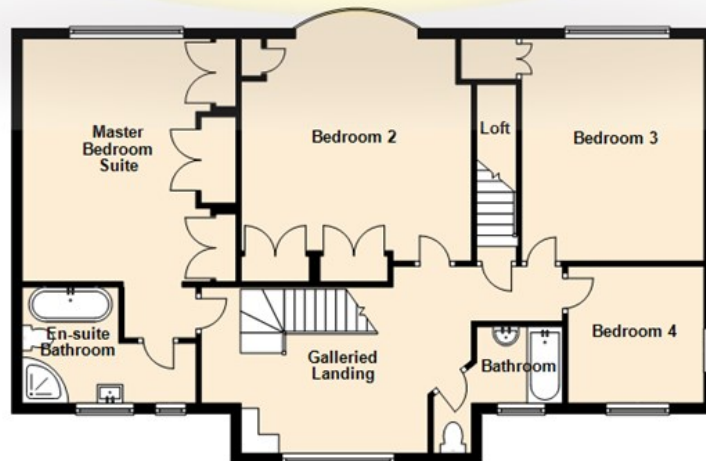
The tenure of the property is Freehold.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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