



**31 Hartley Road
Birkdale, PR8 4RY £270,000
'Subject to Contract'**

This beautifully renovated, modernised, and much-improved town house is located in a coveted, sought-after residential area. It's just moments from both Hillside and Birkdale Village, with convenient commuter links on the Liverpool Central line and in close proximity to championship golf courses, including the prestigious Royal Birkdale, host to The Open. Step inside via the composite door into the welcoming entrance hall. The ground floor boasts a stylish open-plan living space with a modern breakfast kitchen, flowing into a living and dining area. A handy ground floor WC completes this level. Upstairs, the first floor offers two spacious double bedrooms. The master suite features a sleek en-suite with a modern three-piece suite. There's also a separate contemporary family bathroom. A concealed staircase leads to the top-floor bedroom, featuring a Velux window. The property also benefits from power points with USB points throughout the house. Outside, the front garden is designed for easy maintenance, with a neat lawn and well-stocked borders.

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Southport's Estate Agent

Entrance Hall

Accessed via composite entrance door with double-glazed opaque insert and arched detail above. Turned stairs lead to first floor with handrail, spindles, and newel post. Marble-effect LVT flooring; cupboard under stairs with automatic light. Door leads to...

Ground Floor WC - 1.7m x 0.84m (5'7" x 2'9")

Low-level WC, vanity wash basin with cupboards below, mixer tap, tiled splashback, glazed vanity mirror, ladder-style heated towel rail, LVT flooring, extractor.

Living Room - 5.28m x 4.47m (17'4" from chimney breast into bay x 14'8" into side bay)

Upvc bay windows to front and side overlooking gardens. Picture rail and coving.

Breakfast Kitchen - 4.52m x 3.78m (14'10" x 12'5" into recess)

Upvc double-glazed window to front. Modern fitted Shaker-style kitchen arranged with built-in base units, cupboards, wall cupboards (one housing Glow-worm combination boiler), butcher block working surfaces, and inset single-bowl sink with mixer tap and drainer. There is also a breakfast bar with power point USB. Appliances include high-end Bosch appliances, electric oven, four-ring ceramic hob with glazed splashback, funnel extractor, eye-level microwave, washing machine, and dishwasher. Open-plan access leads to...

First Floor Landing

Fixed turn stairs lead to second floor with vaulted ceiling, 'Velux' window, handrail, spindles, newel post. Doors to both bedrooms and family bathroom.

Bedroom 1 - 3.63m x 3.78m (11'11" x 12'5" into recess)

Two Upvc windows to front. Doors lead to walk-in wardrobe and en-suite.

Walk-In Wardrobe - 1.78m x 1.65m (5'10" x 5'5" into recess)

Fixed hanging space, shelving and spotlights.

En-Suite Shower Room/WC - 2.08m x 1.78m (6'10" into recess x 5'10")

Three-piece suite: low-level WC, vanity basin with mixer tap, splashback, mirror, cupboards. Step-in shower with glazed door, plumbed-in shower, partial tiling, towel rail, LVT flooring, spotlights, extractor.

Bedroom 2 - 5.59m x 3.76m (18'4" from recess into bay x 12'4")

Upvc double glazed bay window to front, window to side. Picture rail and coving.

Family Bathroom/WC - 1.57m x 1.93m (5'2" x 6'4")

Opaque window. Three-piece suite: low-level WC, vanity basin, splashback, mirror, drawers. Three-quarter-length bath with shower screen, mixer tap, plumbed-in shower. Towel rail, partial tiling, LVT flooring, extractor.

Second Floor: Door to...

Bedroom 3 - 2.16m x 3.84m (7'1" x 12'7" into recess including reduced head height)

'Velux' skylight to pitch.

Outside

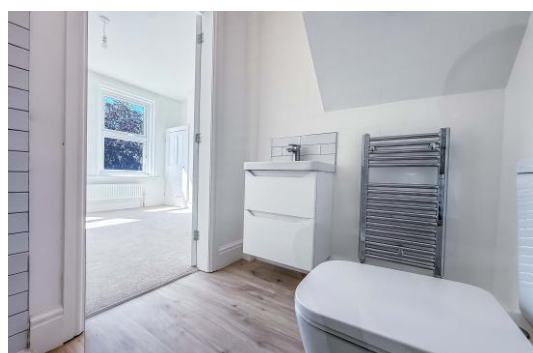
Established garden to front, benefitting from all day sun with loose stone pathway, borders stocked with plants, shrubs, and trees.

Council Tax

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

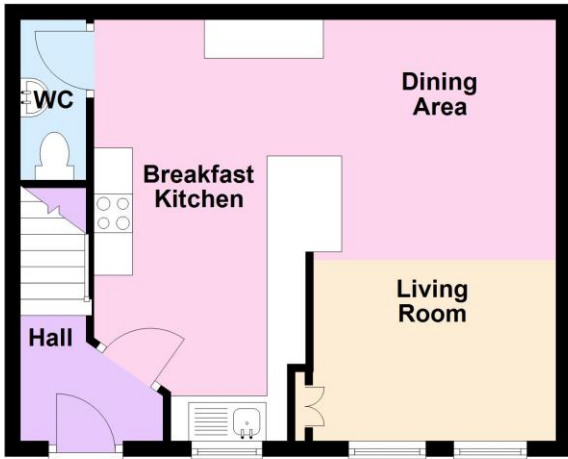
Tenure

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.



Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Second Floor

Approx. 11.0 sq. metres (118.5 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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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