



**33 Hartley Road
Birkdale, PR8 4RY £325,000
'Subject to Contract'**

This magnificent, double-fronted Victorian corner property has been extensively modernised and improved, offering versatile living space and vacant possession, ideal for adding your personal touch. The entrance hall leads to a main lounge with twin bays overlooking the front garden, a ground floor WC, and a modern breakfast kitchen featuring high-end Bosch appliances and additional storage. A fixed staircase takes you to the first floor, offering two bedrooms, the master with a walk-in wardrobe and en-suite shower room, plus a family bathroom. A further staircase leads to the top floor bedroom with vaulted ceiling and Velux skylights. The property also benefits from power points throughout house with USB points. Outside, the established gardens wrap around the front and side benefitting all day sun. Positioned near Hillside and Birkdale Villages, championship golf courses, and Liverpool commuter links, this location offers ultimate convenience.

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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 splash back, 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)

Two Upvc windows overlook front gardens. LVT flooring, built-in base units, wall cupboards, butcher block surfaces, single-bowl sink with mixer tap. Bosch appliances: fridge freezer, dishwasher, washing machine, microwave, four-ring ceramic hob. Wall cupboard houses Glow-worm boiler. Picture rail and coving. Door leads to a built-in cupboard/larder in kitchen with shelving.



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 gardens front and side benefitting all day sun with loose stone pathway, hedged borders, 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.



First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Ground Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



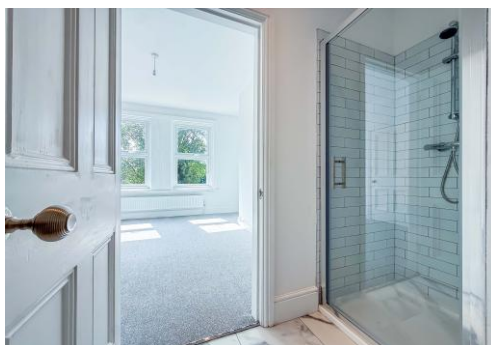
Second Floor

Approx. 12.0 sq. metres (129.4 sq. feet)



Total area: approx. 122.0 sq. metres (1313.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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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