



**37 Trafalgar Road
Birkdale, PR8 2HF £750,000
'Subject to Contract'**



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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

A unique double-fronted detached residence of true character and appeal, this substantial home occupies a sought-after shore-side position on Trafalgar Road, ideally placed for Birkdale Village with its shops, cafes, restaurants, and bars, and boutique amenities as well as excellent Southport-Liverpool commuter links and several championship golf courses nearby. An enclosed vestibule opens to an inviting reception hallway with three generous reception rooms showcasing period features, including ornate corbels, coving, secondary glazed sash windows and striking marble fireplaces. Additional ground floor accommodation includes a laundry room, separate WC, and access to cellar rooms housing the central heating boiler. To the rear, the heart of the home is a superb kitchen dining and entertaining space with bespoke in-frame cabinetry, stone tiled flooring and Quartz worktops with island unit, and Aga, with double doors opening onto a raised composite deck overlooking the gardens. To the first floor, there are four bedrooms and a contemporary family bathroom, with the principal bedroom benefiting from a modern en-suite. A fixed staircase rises to the second floor where two further bedrooms and a shower room provide flexible space. Externally, a driveway provides off-road parking for several vehicles, framed by established planting. The rear garden is a standout feature, extensive lawn not directly overlooked, with its decked terrace and patio create a private haven, perfectly suited to both family living and entertaining on a grand scale.

Enclosed Entrance Vestibule

Glazed outer double storm doors with period glazed inserts, tiled flooring and glazed and framed inner door with side window leading to....

Reception Hall

Wooden flooring with turned staircase leading to the first floor, incorporating handrail, spindles and newel post. Access via a concealed staircase leads to a number of cellar rooms providing useful storage space, with areas of reduced head height and housing the central heating boiler system and wall-mounted electrical consumer unit. Feature stained and leaded light motif window overlooking the kitchen/dining area, together with ornate picture rail, corbels, coving and dado rail. An inner hallway provides access to the laundry room and door to.....

Ground Floor WC - 2.44m x 1.45m (8'0" x 4'9")

Automatic lighting, modern two-piece suite comprising low-level WC and wash hand basin with mixer tap. Part-tiled walls and recessed spotlighting.

Laundry Room - 3.61m x 2.39m (11'10" x 7'10")

Upvc double-glazed window overlooking the rear of the property. Extensive range of base units with built-in shelving, working surfaces and wall cupboards. Single-bowl sink unit with mixer tap and drainer. Plumbing for washing machine, space for tumble dryer and space for freestanding fridge/freezer. Oak flooring and recessed spotlighting.

Dining Room - 4.44m x 4.37m (14'7" into bay x 14'4")

Secondary-glazed sash bay window to the front. Large working fireplace with cast-iron interior, marble fire surround and tiled hearth. Wooden flooring, picture rail, coving and decorative ceiling moulding.

Principal Lounge - 5.94m x 4.29m (19'6" into bay x 14'1")

Secondary-glazed sash bay window to the front. Large working fireplace with cast-iron interior, marble surround and tiled hearth. Picture rail, coving and decorative ceiling moulding to ceiling rose. Partial wall panelling.

Snug - 4.37m x 2.84m (14'4" x 9'4" into recess)

Secondary-glazed sash window to the side. Working wood-burning stove inset to chimney breast over tiled hearth. Bespoke fitted wall cabinetry incorporating base units and shelving. Picture rail and coving.

Magnificent Dining Kitchen - 6.5m x 6.71m (21'4" reducing to 13'6" x 22'0" overall measurements)

Upvc double-glazed double doors and windows open to the rear of the property and onto a raised composite deck terrace overlooking the mature gardens. Stone tiled flooring continues throughout a generous dining and entertaining area, open plan to a superb breakfast kitchen arranged in a modern in-frame style design. The kitchen includes an extensive range of built-in base units, cupboards, drawers and wall cupboards with under-unit lighting, Quartz working surfaces with matching splashbacks and a central island unit incorporating a breakfast bar. Twin-bowl 'Belfast'-style sink with rinser tap. Integral appliances include dishwasher and electric double oven, with space for a freestanding fridge/freezer. Aga fitted. Recessed spotlighting.



First Floor Landing

Half landing with stairs leading to the main first-floor landing, with Upvc double-glazed window overlooking the rear. Door leads to the family bathroom/WC. Fixed staircase with spindles and handrail leads to the second-floor suite of rooms.

Family Bathroom/WC - 4.32m x 1.96m (14'2" x 6'5")

Opaque Upvc double-glazed window. Four-piece modern white suite comprising low-level WC, vanity wash hand basin with mixer tap, panelled bath with tiled surround and step-in shower enclosure with body-jet feature and overhead shower. Quartz-granite style flooring, recessed spotlighting, wall-mounted heated towel rail and extractor.

Bedroom 1 - 5.13m x 4.32m (16'10" x 14'2")

Secondary-glazed sash windows to the front. Wall light point, picture rail and coving. Door leads to....

En-Suite Shower Room/WC - 2.18m x 2.39m (7'2" x 7'10")

Glazed sash window with attractive plantation-style shutters. Three-piece modern white suite comprising low-level WC, wash hand basin with mixer tap and entry-level shower enclosure with glazed shower door and screen, plumbed-in overhead shower and handheld shower attachment. Wall tiling, tiled flooring and large illuminated vanity wall mirror.

Bedroom 2 - 3.61m x 4.32m (11'10" x 14'2")

Upvc double-glazed window overlooking the rear gardens. Picture rail.

Bedroom 3 - 3.53m x 4.37m (11'7" x 14'4")

Two secondary-glazed sash-style windows to the front. Wood-grain laminate-style flooring, picture rail and coving.

Bedroom 4/Home Office - 4.37m x 3m (14'4" x 9'10" into recess)

Upvc double-glazed side window. Wood-grain laminate-style flooring, picture rail and coving. Fitted wardrobes to one wall, with the room currently arranged as a home office.

Second Floor Landing

Split-level landing arrangement with access to the second-floor bathroom/WC. Stairs continue to the main landing area with loft access point and door to a useful built-in linen cupboard.

Guest Bathroom/WC - 4.37m x 2.11m (14'4" x 6'11")

Upvc double-glazed window. Four-piece modern white suite comprising low-level WC, pedestal wash hand basin with mixer tap and entry-level shower enclosure with glazed shower door, plumbed-in overhead shower and handheld shower attachment. Claw-and-ball-foot slipper-style bath with central telephone-style mixer tap and handheld shower attachment. Ornate fire surround and hearth to one wall, midway wall panelling, tiled flooring, chrome heated towel rail and recessed spotlighting.

Bedroom 5 - 4.34m x 4.44m (14'3" x 14'7")

Upvc double-glazed window and wall light point.

Bedroom 6 - 4.24m x 4.47m (13'11" x 14'8")

Upvc double-glazed window.

Outside

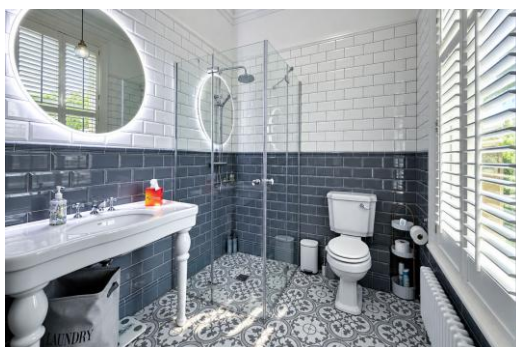
The property provides off-road parking for numerous vehicles via a hard-surfaced driveway to the front. The frontage is walled and enclosed, with lawned areas and established borders incorporating a variety of mature plants, shrubs and trees, providing good screening from the road. Side access leads to the rear garden, which is a particular feature of the property and is both generous and extensive in size. A raised composite-style deck terrace and adjoining patio provide excellent outdoor entertaining space, opening onto an enclosed lawn with further mature established borders. A brick archway leads through to a second, well-screened lawned garden beyond, creating a superb private outdoor setting ideal for families, children and entertaining.

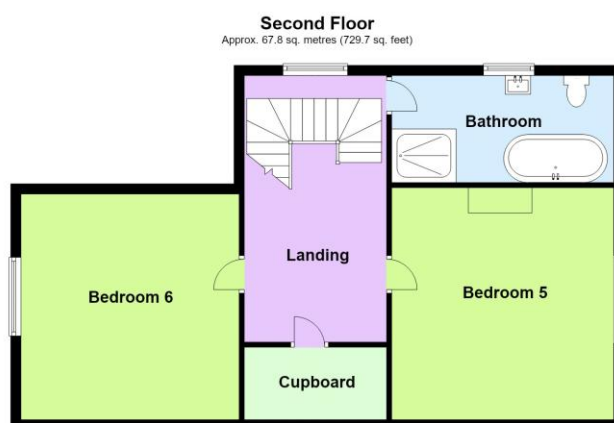
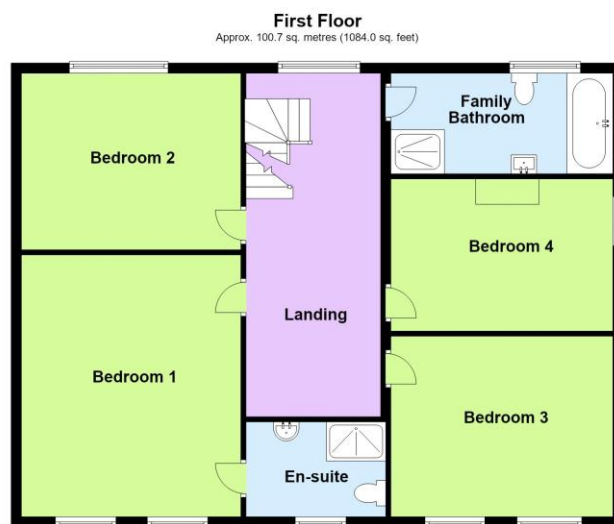
Council Tax

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

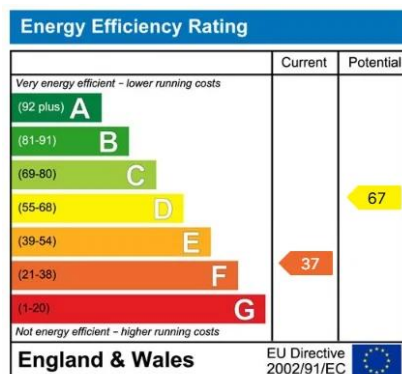
Tenure

We have reviewed the Land Registry title and understand the property to be Freehold, with a 999-year term from 1st July 1892 and a rent of £7.50. This information is provided in good faith and should be independently verified by the purchaser's solicitor.





Total area: approx. 309.6 sq. metres (3332.1 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.