



**‘Lavender Corner’ 85 Trafalgar Road
Birkdale, PR8 2NJ, £1,150,000
‘Subject to Contract’**

AI ENHANCED
Chris Tinsley



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Southport's Estate Agent

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An exceptional detached family residence in one of Birkdale's most prestigious shoreside locations, extensively modernised and beautifully appointed throughout. The impressive accommodation includes an elegant reception hallway, bay-fronted lounge, separate snug and a spectacular open-plan living, dining kitchen and sitting area, featuring bespoke cabinetry, 'Quartz' worktops, premium 'Neff' appliances, a central island and lantern roof. Bi-folding doors open onto a raised Porcelain terrace, seamlessly connecting indoor and outdoor living. A bootility room and ground-floor WC complete the ground floor. To the first floor are five generously proportioned bedrooms, each benefiting from its own bathroom or en-suite facilities. Externally, landscaped gardens surround the property, complemented by a substantial gated driveway, garage and an outstanding outdoor kitchen and entertaining area beneath a timber pergola. Ideally positioned close to Birkdale Village, championship golf courses including Royal Birkdale, excellent schools and transport links, this magnificent home offers an exceptional combination of luxury, space and lifestyle.

Enclosed Entrance Vestibule

Composite entrance door incorporating double glazed leaded light inserts. Tiled flooring and glazed inner door leading to...

Entrance Hall

An impressive reception hallway featuring a statement turning staircase leading to the first floor with handrail, spindles and newel post. Further features include decorative dado rail, half-height wall panelling, attractive 'LVT' flooring and useful built-in understairs storage cupboard. Open-plan access via an archway leads towards the magnificent living, dining kitchen and adjoining sitting area. Access is also provided via the inner hall to the ground-floor WC, with further doors leading to...

Lounge - 7.54m x 3.89m (24'9" into bay x 12'9")

Upvc double glazed window overlooking the front of the property. Feature living flame cast-iron fireplace set upon a granite hearth with attractive wooden fire surround and mantelpiece. Beautifully appointed with herringbone-style 'LVT' flooring, decorative wall panelling, ceiling coving, wall light points and ceiling rose.

Living Room - 4.34m x 3.58m (14'3" into bay x 11'9" into recess)

Upvc double glazed bay window. Electric fire with cast-iron interior, Marble hearth and attractive limestone fire surround. Bespoke fitted wall cabinetry and shelving incorporated within the recess.

WC - 1.65m x 1.93m (5'5" x 6'4")

Appointed with a low-level WC and pedestal wash hand basin with mixer tap. Complementary ceramic floor tiling, half-height wall tiling, inset vanity wall mirror, heated towel rail, recessed spotlighting and extractor fan.

Magnificent Open-Plan Living, Dining Kitchen & Sitting Area

An exceptional centrepiece of this remarkable residence, combining beautifully considered contemporary design, exquisite bespoke craftsmanship and magnificent open-plan living accommodation.

Sitting Area - 7.19m x 3.71m (23'7" overall measurements x 12'2")

An impressive sitting area featuring a large double glazed picture-style window overlooking the raised porcelain patio and landscaped rear gardens. Attractive herringbone-style 'LVT' flooring continues, complemented by a contemporary wall-mounted feature fire, illuminated recessed shelving and carefully positioned accent lighting. The sitting area flows seamlessly into the magnificent open-plan living, dining kitchen.

Bespoke Living, Dining Kitchen - 7.09m x 7.52m (23'3" x 24'8")

A truly spectacular, showstopping living kitchen, individually designed and beautifully appointed with bespoke in-frame cabinetry, incorporating an extensive arrangement of cupboards, drawers, fitted wall units, pull-out pantry storage and cleverly concealed larder cupboards. A particularly impressive feature is the concealed walk-in larder, complete with automatic lighting, fitted shelving and additional cabinetry. Luxurious Quartz working surfaces extend throughout the kitchen, including the substantial central island incorporating a sink unit with instant hot-water mixer tap and integrated breakfast bar. An impressive collection of high-quality integrated Neff appliances includes a five-ring induction hob with concealed extractor, double oven, dishwasher and separate integrated refrigerator, discreetly incorporated within a bank of fitted cabinetry. An attractive architectural feature, the elegant projecting oriel window adds character and charm to the entertaining space, allowing natural light to flood the room whilst creating a delightful sense of space and enjoying delightful views across the landscaped rear gardens. An architectural lantern roof floods the principal living space with natural daylight, complemented by recessed ceiling spotlighting. Two sets of impressive bi-folding doors open directly onto the raised porcelain patio and landscaped gardens, creating a seamless connection between the interior and exterior living spaces, perfectly suited to effortless indoor-outdoor entertaining.

Bootility Room - 3.53m x 2.54m (11'7" x 8'4")

A practical utility area incorporating a tap, wall-hanging space and overhead storage cupboards. Additional space is provided for a freestanding fridge freezer.



First Floor

Accessed via the impressive turning staircase from the ground-floor reception hallway, providing access to the first-floor bedroom accommodation and associated bathroom facilities.

Bedroom 1 - 4.7m x 3.91m (15'5" into bay x 12'10")

Upvc double glazed window and attractive decorative wall panelling. A generously proportioned principal bedroom enjoying beautifully presented accommodation. Glazed door leading to....

Primary Bedroom En-Suite/WC - 2.69m x 2.46m (8'10" x 8'1")

Accessed via a glazed door, this beautifully appointed bathroom features a modern suite comprising low-level WC, wash hand basin incorporated within a fully fitted vanity unit providing useful storage, and panelled bath with mixer tap, overhead shower, separate handheld shower attachment and glazed screen, complemented by stylish brass fittings throughout. Floor-to-ceiling wall tiling, ceramic tiled flooring, a brass heated towel rail, attractive illuminated display recesses, an illuminated mirror and coordinating wall lights complete the accommodation.

Bedroom 2 - 4.17m x 3.84m (13'8" into bay x 12'7" excluding entrance door recess)

Upvc double glazed bay window and attractive half-height decorative wall panelling. Door leading to...

En-Suite Shower Room/WC - 2.08m x 1.4m (6'10" x 4'7")

Upvc double glazed window. Modern three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and corner step-in shower enclosure with curved glazed screen, low-profile shower tray and plumbed-in shower unit. Recessed spotlighting and extractor fan.

Bedroom 3 - 3.45m x 3.61m (11'4" x 11'10" excluding entrance door recess)

Upvc double glazed window, fitted wall cupboards and loft access. Door leading to...

En-Suite Shower Room/WC - 1.5m x 1.65m (4'11" x 5'5")

Modern white suite comprising low-level WC, wash hand basin with mixer tap and illuminated vanity mirror. Corner step-in shower enclosure with plumbed-in shower unit and complementary part-tiled walls.

Bedroom 4 - 4.47m x 3.23m (14'8" x 10'7")

Upvc double glazed window and decorative dado rail. Door leading to...

En-Suite Shower Room/WC - 1.5m x 1.83m (4'11" x 6'0" excluding entry door recess)

Modern white suite comprising pedestal wash hand basin with mixer tap and shower enclosure incorporating a plumbed-in shower unit and glazed screen. Complementary half-height wall tiling, extractor fan and useful storage cupboard.

Bedroom 5 - 2.41m x 3.86m (7'11" x 12'8" excluding entrance door recess)

Upvc double glazed door. Door leading to...

En-Suite Shower Room/WC - 2.18m x 1.55m (7'2" x 5'1")

Opaque Upvc double glazed window. Modern suite comprising low-level WC, pedestal wash hand basin with mixer tap and shower enclosure incorporating a plumbed-in overhead shower unit.

Outside

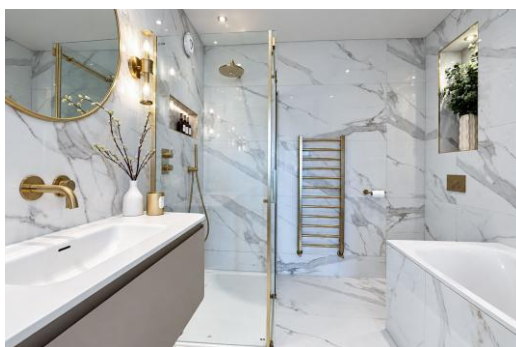
The property is approached via remote-controlled wrought-iron gates with audio entry, opening onto an extensive block-paved driveway with parking for numerous vehicles and access to an adjoining garage. Landscaped front gardens feature shaped lawns, mature trees, shrubs and established borders. To the rear, beautifully maintained gardens offer privacy, established planting and an expansive raised porcelain terrace, ideal for outdoor relaxation and entertaining. A standout feature is the impressive outdoor kitchen beneath a timber pergola, complete with bespoke units, granite worktops, integrated oven, wine cooler, lighting and power, creating an exceptional space for al fresco dining and entertaining.

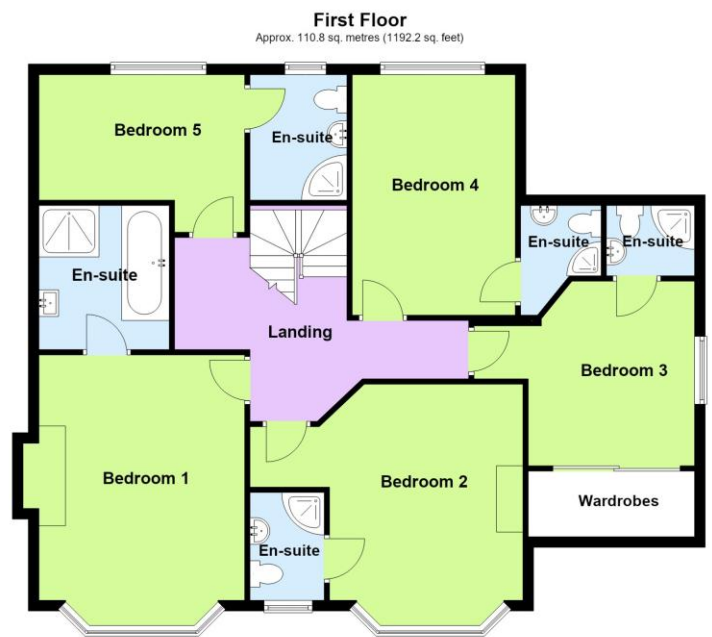
Council Tax

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.

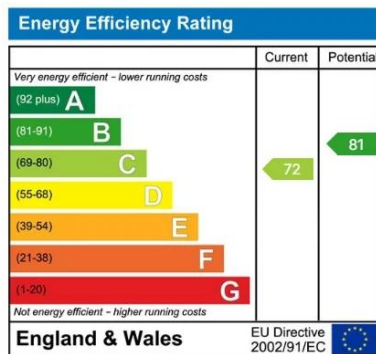
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.





Total area: approx. 290.3 sq. metres (3124.8 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.