

**For Sale**

**Saxon Road, Birkdale, PR8 2AX**



**£615,000 - Available**

**5 bedroom Semi-Detached**

- ✓ **5 Bedroom Family Home**
- ✓ **Impressive Size Property**
- ✓ **Viewing Highly Recommended**
- ✓ **Extensive Attractive Rear Garden**
- ✓ **Presented Over Four Floors**
- ✓ **Sought After Birkdale Location**
- ✓ **Spacious Family Home**
- ✓ **EPC Band Rating - 'D'**



## Description

**\*\* SPACIOUS PERIOD PROPERTY - DESIRABLE SETTING - 5 BEDS - VIEWING ESSENTIAL \*\***

Situated within the desirable and sought after setting of Saxon Road, shoreside Birkdale stands this very impressive and deceptively spacious 5 bedroom period family home situated over four floors. Offering generous size rooms to all floors and a fabulous and inviting reception hallway, this residence is briefly comprising to the ground floor of:

Front storm porch, cloak/WC, superb reception hallway with exposed beams and open working fire, front reception lounge, separate formal dining room and a unique breakfast/dining kitchen with French doors to the rear aspect.

To the first floor there is a long landing, separate cloak/WC, large master bedroom, two further double bedrooms, and a family size bathroom. To the second floor there is a further double bedroom with it's own ensuite shower room and a single bedroom.

To the front exterior is a large front garden and tarmacadam driveway with ample parking for several vehicles. To the side aspect are a garage and carport and doorway to lower floor cellar store rooms. To the rear aspect is an enviable and extensive family garden being landscaped and mature throughout. Majority grass laid to lawn and established borders throughout.

Photos do not do this family home justice and we highly recommend an early viewing to appreciate the size, condition and tasteful presentation. For further information and to arrange a viewing please contact Bailey Estates sales office on 01705 564163.

## Location

Leave Bailey Estates, head down through the village, over the train tracks until you arrive at the traffic lights. At the traffic lights turn right into York Road and then take your first available left into Saxon Road. Continue along for approximately 150 yards where the property will be located on the right hand side.

## Ground Floor

**Storm Porch - 10' 11" x 5' 8" (3.34m x 1.75m)** A large front storm porch with lead glazed windows to side and rear, tiled floor and light to centre ceiling. Impressive entrance door enters into spacious reception hallway.

**Reception Hallway - 21' 9" x 20' 10" (6.65m x 6.37m)** An impressive and unique character reception hallway with leaded glazed windows to the side above oak settle; wood panelling; exposed beams to ceiling, open working fireplace in a





feature brick surround and an open spindle balustrade stair rail leading to the first floor. This is a generous-sized room with an under-stairs cloak cupboard and additional cloak/WC to the side. Double radiator.

**Cloak/WC - 4' 11" x 2' 11" (1.52m x 0.91m)** Frost glazed uPVC side window, fully tiled walls and floor. The suite comprises of a low-level dual flush WC and sink fitted over vanity unit. Towel radiator and recessed lighting to ceiling.

**Front Reception Lounge - 21' 4" x 18' 6" (6.52m x 5.66m)** A generous size front reception family room with bay to front aspect housing original lead glazed windows. Parquet style floor is laid throughout. Picture rail and original coverings presented at high level. To the side chimney breast is an original York Stone fireplace and hearth housing an open Baxi fire. Double panelled radiator presented to the side wall and a further glazed sash window to the front aspect.

**Rear Hall - 15' 8" x 3' 8" (4.8m x 1.14m)** Access via the main entrance hallway into the rear aspect of the property with a light wood effect floor laid throughout, dado rail and picture rail fitted.

**Dining Room - 17' 0" x 16' 2" (5.2m x 4.95m)** Spacious rear dining room with leaded uPVC side windows. Wood floor laid throughout and picture rail fitted to high level. To the rear chimney breast there is an original York Stone fireplace housing an open fireplace mounted over a hearth. Panelled radiator presented to front wall. Ceiling rose with central light.

**Breakfast/Dining Kitchen - 24' 1" x 21' 11" (7.36m x 6.7m)** A large spacious fitted breakfast/dining kitchen with engineered wooden flooring which is laid throughout. Exposed brick chimney breast to the rear which has space and services in place for a multi-fuel stove. Panelled radiator presented to front and side wall. Within the kitchen itself, there is a good selection of base and eye level units fitted including integrated dishwasher and freezer, with ample space under the counter for white goods and also space for a double range oven. Inset stainless steel sink with mixer tap; 1 and a 1/4 sink with drainer and mixer tap. Recessed lighting to ceiling, glazed windows to side and rear aspect and French doors provide access out onto a raised patio and thereafter onto an extensive rear garden.

## First Floor

**Landing - 21' 7" x 6' 9" (6.58m x 2.08m)** First floor centre landing with original frosted and lead glazed side windows, high level ceiling with hatch for loft access and panelled radiator presented to side wall. In addition there is a spindle balustrade banister rail fitted throughout.

**Bedroom 1 (Front) - 21' 9" x 14' 6" (6.63m x 4.45m)** A very large front master bedroom with twin glazed uPVC sash windows to the front aspect and coving fitted at a high level. In addition, the bedroom boasts a full suite of wall-to-wall fitted wardrobes and shelving storage. Panelled radiator presented to the side wall.



**Bedroom 2 (Middle) - 15' 3" x 13' 9" (4.65m x 4.22m)** Presently used as a large study. Glazed uPVC sash side window, panelled radiator presented within. The bedroom benefits from a full suite of fitted storage cupboards and shelving with desk and under counter storage. Coving at a high level and wooden fire surround as a focal point.

**Bedroom 3 (Rear) - 17' 3" x 15' 8" (5.27m x 4.79m)** Rear double bedroom with recessed lighting to ceiling with coving fitted throughout. uPVC glazed sash window and panelled radiator presented to interior side wall. The bedroom benefits from a full suite of fitted wardrobes, chests of drawers, open storage shelving, desk area and a sink fitted into a low level vanity storage unit and mirror fitted above.

**Bathroom - 12' 5" x 8' 2" (3.81m x 2.51m)** Modern fitted fully tiled family bathroom with frost glazed uPVC side window and recessed lighting to ceiling. Three-piece suite comprising of an original cast iron ball and claw bath with centre taps, pedestal sink and separate corner shower. In addition to the side wall is a heated towel rail/radiator. Airing cupboard to side.

**Separate Cloak/WC - 5' 1" x 2' 9" (1.55m x 0.86m)** Separate cloak/WC with frost glazed side window, fully tiled walls and floor, panelled radiator presented to side wall and a suite comprising of a low level dual flush WC and wall mounted wash basin.

## Second Floor

**Landing - 17' 10" x 6' 9" (5.45m x 2.08m)** Staircase leads up from the first floor to the second floor landing past an ornate feature decorative stained glazed arch window. Open balustrade banister rail and recessed lighting to ceiling. Fitted storage cupboards to rear aspect.

**Bedroom 4 - 17' 1" x 15' 8" (5.22m x 4.8m)** Second floor double bedroom with uPVC windows to either side of the room and Velux skylight window fitted. Panelled radiator. Good size double bedroom with front doorway which opens into its own en suite shower room.

**En Suite Shower Room - 8' 11" x 4' 11" (2.72m x 1.5m)** Modern fitted en suite shower room with recessed lighting to ceiling. Velux sky light window fitted to vaulted roof line. Suite comprising of a low level dual flush WC, pedestal sink and enclosed corner shower. Heated towel rail.

**Bedroom 5 - 12' 8" x 8' 11" (3.87m x 2.73m)** Single bedroom presently used mainly as an office/study room. Velux sky light window presented to vaulted roof line, panelled radiator presented to interior side wall.

## Basement

**Basement/Cellars -** (Average floor to ceiling height is 1.78m) The property benefits with access via the side courtyard of lower ground floor basement/storage rooms with electricity, power and lighting fitted throughout. In addition there is access to the GCH boiler and electrical services.

**Room 1 - 17' 1" x 13' 9" (5.21m x 4.22m)** Side door access to courtyard, glazed sash window and wall mounted Worcester boiler.

**Corridor - 64' 4" x 6' 0" (19.62m x 1.84m)** Long corridor which runs the full length under the ground floor with access to services and pipework if required. Glazed windows to both front and rear.

**Room 2 - 15' 8" x 6' 11" (4.78m x 2.13m)** Additional storage room with good head height within.

## Exterior

**Front Exterior** - To the front exterior of this generous size property are a lawn bordered by shrubs on two sides and a large tarmac driveway with ample parking for several vehicles. Double gates to the rear lead through to a carport and a detached garage and onwards to a rear garden. Steps to front lead through double doors into storm porch.

**Rear Exterior** - The property benefits to the rear exterior of an excellent and extensive size rear garden. Being majority grass laid to lawn with established borders, timber framed summer house, paved patio area and brick built storage building complete with electricity. Coal/Fuel store.

**Side Exterior** - To the side exterior with access via front double gates there is a tarmac driveway which leads through to a carport and a detached rear garage.

**Detached Garage** - 16' 6" x 8' 5" (5.04m x 2.58m) Frost glazed window to rear and a front up and over door. Electricity, power and lighting installed within.

## Floorplans



While every effort has been made to ensure the accuracy of the floor plans, complete floor measurements of these properties, rooms and other parts are approximate and are not intended to be used for any legal purpose. The actual dimensions and positions of the rooms and other parts may vary from those shown on the floor plans. Based on National Grid.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	83   B
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band - E  
Local Authority Sefton Council

Tenure Leasehold 16 June 1921 Term : 999 years from 29 September 1919 Ground Rent : £19

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.