

**For Sale**

**York Road, Birkdale, PR8 2AY**



**Offers in Excess of £599,950 - Available**

### **5 bedroom Detached**

- ✓ '5' Bed Detached Property
- ✓ Close to Birkdale Village
- ✓ Great Size Mature Rear Garden
- ✓ Viewing Absolutely Essential
- ✓ Program of Modernisation Required
- ✓ Great Opportunity for New Buyers
- ✓ No Onward Sales Chain Delay
- ✓ EPC Band Rating F



## Description

**\*\* SUBSTANTIAL RECENT PRICE REDUCTION \*\* - FABULOUS BIRKDALE PROPERTY \*\* NO CHAIN \*\* OPPORTUNITY TO IMPROVE \*\***

**\*\* WATCH WALK-THROUGH VIDEO \*\***

Nestled in a sought-after location just a stone's throw away from the bustling Birkdale village, we proudly introduce this exceptional late Victorian 5-bedroom property, spanning over three expansive floors. The proximity to Birkdale Village not only offers a myriad of amenities at your fingertips but also the charm and vibrancy that the village exudes.

Inside, the residence boasts a grand reception hallway, with the unique feature of folding doors offering a versatile living space. The ground floor also houses a spacious lounge complete with a curved glass window seat and an eye-catching feature fireplace. Adjoining the lounge, you'll find a sunlit garden room offering panoramic views of the front garden. A well-appointed kitchen seamlessly connects to a utility room on one side and a garden room/lean-to on the other. As we ascend to the first floor, three generously sized bedrooms await, with one boasting an ensuite. The mid-landing area presents a shower room, accentuated by a stunning stained window. The top floor reveals an additional two bedrooms accompanied by a large storage room.

The property's exterior speaks of grandeur and elegance. The front exterior offers a tarmac drive framed by a neatly manicured lawn and an array of mature trees. Transitioning to the rear, one is greeted by an enchanting orchard-style garden, meticulously planted and bordered with a plethora of flora, promising a tranquil retreat. Furthermore, a sizeable detached garage complemented by two outbuildings stands ready to cater to all storage and workshop needs.

Don't let this architectural gem slip through your fingers. To embark on a journey of luxury and comfort, reach out to Bailey Estates on 01704 564163. Secure your dream abode today.

## Location

Turn right from Bailey Estates and drive through the village to the first set of traffic lights. Turn right the turn right in St Vincents Way, your driveway will be on the left hand side.

## Ground Floor

**Storm Porch - 5' 2" x 5' 1" (1.6m x 1.55m)** Step into a welcoming storm porch that exudes Victorian elegance. Immediately catching the eye is the beautiful tiled flooring that harks back to a bygone era. Grand double wooden doors, ornately designed, beckon you inward from the garden, creating a stately entrance. Flanking these doors are two glazed patterned windows, their intricate





designs allowing gentle light to play inside while offering a glimpse of the surroundings. Above, a central ceiling light ensures that this space remains well-lit, casting a warm and inviting glow over this charming entranceway. This storm porch seamlessly blends functionality with aesthetic beauty, setting the tone for the rest of the home.

**Reception Hallway - 19' 4" x 14' 5" (5.9m x 4.4m)** (Main Room - 5.90 x 4.40m & Hallway is 4.45 x 3.30m) Upon entering the property, visitors are immediately greeted by a magnificent reception hallway, exuding warmth and elegance. Traditional features such as the dado rail and decorative coving harken back to the home's rich history, while a panelled radiator to the side ensures modern comforts are not forgotten. The stairs gracefully ascend to the first floor, beckoning one to explore further. The main room, brimming with character, boasts impressive large folding doors that can be effortlessly drawn shut, offering a sense of intimacy and separation from the hallway when desired. Taking pride of place in this space are the expansive bay windows, which command views of the beautifully manicured front garden. Adding to the room's charm, on either side of the fireplace, are the meticulously crafted stained glass and leaded wooden windows, creating a play of light and colour that captivates and enchants.

**Lounge - 19' 8" x 14' 5" (6m x 4.4m)** The lounge is a grand space, bathed in light from the twin sash windows that dominate the front aspect. Positioned beneath these windows is a panelled radiator, seamlessly integrated into the room's design. A majestic stone fireplace with an electric fire stands proudly to the side, offering both warmth and a focal point. Further enhancing the room's charm is a delightful curved window seat, providing a perfect spot to unwind and gaze outside. Complementing the room's classic aesthetic are the picture rail, ambient wall lights, and a central ceiling light, collectively casting a warm and inviting glow throughout the space.

**Garden Room - 16' 6" x 19' 0" (5.05m x 5.8m)** The garden room exudes spaciousness, with a vast window to the front flooding the room with natural light and offering uninterrupted views. Complementing this is a set of uPVC French doors to the rear, seamlessly bridging the indoors with the outside patio area. A focal point of this room is the elegant gas fireplace, set within a wooden surround and presented atop a sophisticated marble hearth. Whether you're enjoying the outside scenery or the warmth of the fireplace, this garden room is a sanctuary of comfort and relaxation.

**Kitchen - 17' 2" x 10' 7" (5.25m x 3.25m)** The kitchen, reminiscent of times past, offers twin windows to the rear, allowing occupants a pleasant view of the garden whilst preparing meals. A functional layout is presented with a decent range of base units and adequate counter space. The space is optimised with numerous built-in storage solutions. A panelled radiator sits to the rear, ensuring the room is kept warm. Cooks will appreciate the Bosch oven with its separate grill, and for convenience, provisions are in place to accommodate a dishwasher. Adjacently, one side of the room offers access to the utility area, while a barn door style entrance on the opposite side leads into the sunroom. The kitchen retains its traditional charm while offering practicality.



**Utility Room - 9' 2" x 8' 10" (2.8m x 2.7m)** The utility room, accessed via a small step down, offers a good amount of space for household tasks. A wooden window to the rear allows natural light to pour in, illuminating the room. Handy shelving provides additional storage solutions for various household items. A prominent feature of this utility space is the wooden bolted door to the side, offering convenient access directly into the garden. This room combines functionality with a touch of rustic charm.

**WC - 9' 2" x 7' 3" (2.8m x 2.23m)** Adjacent to the hallway, you'll find a generously sized WC. This space is thoughtfully designed with a classic toilet and pedestal sink combination. A wooden window to the side not only offers natural illumination but also adds a rustic charm to the room. The wooden panelling, extending to mid-height on the walls, further enhances the room's vintage appeal. Additionally, the clever inclusion of an under-stairs storage room ensures ample space to keep essentials, making it a perfect blend of functionality and style.

**Sun Room - 6' 10" x 10' 5" (2.1m x 3.2m)** The sunroom, essentially a classic lean-to design, effortlessly connects the home with the outdoors. With its wooden structure and glazed sides and roof, it offers a tranquil spot to enjoy the play of light, irrespective of the season. The brick wall on the front aspect adds a touch of solidity and contrast. To one side, a uPVC door grants easy access to the patio, making it a seamless transition for alfresco activities or relaxed mornings with a cuppa. Meanwhile, the barn door on the other side provides a direct pathway to the kitchen, merging utility with charm.

## First Floor

**First Floor Landing - 5' 10" x 20' 6" (1.8m x 6.25m)** Ascending from the ground floor, the staircase, framed by a wooden balustrade and turned spindles, leads you to the first floor landing. A noteworthy feature on the half landing is the captivating original stained glass and leaded window which emits a warm, colourful glow. Adjacent to this, a window seat offers a peaceful spot to relax, and cleverly conceals storage space within its lid. The landing also grants access to the family shower room. The high perimeter of the landing is adorned with decorative coving, adding an elegant touch. A traditional cast iron radiator provides warmth, and another set of stairs guide you towards the top floor flat, continuing the journey through this characterful property.

**Family Shower Room - 9' 0" x 7' 10" (2.75m x 2.4m)** The shower room combines both functionality and charm. The room features wood effect laminate flooring, seamlessly paired with plastic panelling on the walls. Original sash windows with patterned glass adorn the rear and side aspects, allowing natural light to filter in while ensuring privacy. The centrepiece is a spacious double shower enclosure, equipped with a luxurious Rainfall Shower and an additional separate shower attachment. A contemporary square basin rests over a vanity cupboard, illuminated by a wall-mounted modesty light overhead. The room is completed with a flush toilet and twin ceiling lights, casting a warm ambience over the space.

**Bedroom 1 - 16' 8" x 16' 8" (5.1m x 5.1m) (Maximum Dimensions)** Bedroom 1 exudes a sense of grandeur and space. This generous double bedroom boasts a traditional sash wooden window to the front, allowing light to cascade into the room. Nestled beneath this window is a classic cast iron radiator, adding a touch of vintage charm. The room's architectural detailing is accentuated by coving that runs along the high perimeter, and ambient wall lights ensure the space is bathed in a warm and inviting glow.

**Bedroom 2 - 19' 8" x 13' 11" (6m x 4.25m) (Maximum Dimensions)** Bedroom 2 is a blend of classic elegance and functional design. Twin wooden sash windows to the front aspect frame views of the property's facade, while the rear showcases a stunning stained glass and leaded sash window, with a distinguished cast iron radiator sitting beneath. This room is tailored for convenience with integrated wardrobes featuring overhead cupboards and incorporated bedside tables. Additionally, there's a sleek dressing table, perfectly positioned for morning routines. Illumination is provided by a central ceiling light accompanied by a fan, which, along with the decorative coving lining the high perimeter, adds to the room's sophisticated ambience. To complete this sanctuary, an ensuite shower room can be found discreetly positioned at the rear.

**Ensuite Shower Room - 4' 7" x 8' 10" (1.4m x 2.7m)** The ensuite to Bedroom 2 offers a well-appointed space tailored for comfort and practicality. The room features wood-effect laminate flooring, giving it a warm and welcoming aura. Walls are partially adorned with tasteful tiles, adding a touch of refinement. The corner is occupied by a sleek shower fitted with an Aquastream Electric Shower, ensuring a revitalising experience every time. Complementing this is a low-level dual flush toilet and a classic pedestal sink, seamlessly blending functionality with design. The entire space is illuminated by recessed lighting in the ceiling, creating a serene and luminous environment for your daily rituals.

**Bedroom 3 - 18' 4" x 11' 5" (5.6m x 3.5m)** Bedroom 3 is a generously proportioned double bedroom that exudes old-world charm. The room is adorned with original sash windows that not only allow ample sunlight but also offer a serene view of the time-honoured orchard-style garden. Nestled between these windows, a cast iron radiator stands as a testament to the room's vintage appeal. To the side, another architectural gem can be found; a beautiful stained glass and leaded sash window that adds a touch of grandeur. The room's functionality isn't compromised for style, evidenced by the four elongated shelves to one side, ideal for displaying cherished items or books. Opposite this, within a disused chimney breast, twin cupboards provide practical storage solutions. Illuminating the space are twin ceiling lights, ensuring the room is bathed in a warm glow.

## Second Floor

**Bedroom 5 - 12' 3" x 13' 11" (3.75m x 4.25m)** (Maximum Dimensions) Top floor bedroom five is a well-proportioned double bedroom, unique in its design and offering an abundance of character. Dominating the room is a distinctive double window with an apex top, framing picturesque views of the front garden. The sloped roof adds an element of charm and quirkiness to the room, yet is generously pitched to ensure ample standing height, making the space both cosy and functional. A wooden window to the side aspect ushers in additional light, further enhancing the room's airy ambience. The room's layout includes a step-down, seamlessly connecting it to the landing, offering both distinction and flow within the space.

**Bedroom 4 - 18' 2" x 11' 7" (5.55m x 3.55m)** Bedroom 4 is a generously sized double bedroom that exudes a blend of classic charm and modern comfort. A wooden sash window faces the rear aspect, offering uninterrupted, serene views of the lush garden below. This view provides not just a daily visual treat but also ensures the room is bathed in soft, natural light. On the side, the room boasts a stunning stained glass and leaded sash window, a testament to the property's rich architectural heritage.

**Second Floor Landing - 5' 1" x 16' 10" (1.55m x 5.15m)** Ascending to the top floor, the landing boasts a quaint ceiling window, ensuring a hint of brightness. Running along the walls, a distinguished dado rail adds character to this intermediary space, making a subtle yet elegant statement. This area acts as a welcoming threshold to the rooms it leads to, embodying the charm of the entire home.

**Storage Room - 9' 0" x 16' 10" (2.75m x 5.15m)** (maximum Dimensions) Nestled on the half landing of the top floor, you'll discover a uniquely T-shaped room. With its strategic layout, it conveniently houses the water tank. Small wooden sash windows grace both the front and rear aspects, allowing for slivers of light to enter. The room's proportions and placement render it an ideal space for storing household essentials or seasonal items. Its potential stands as a testament to the thoughtful design of this home.

## Exterior

**Front Exterior** - Approaching the property from the side, one is greeted by a smoothly laid tarmac driveway, ensuring easy access for vehicles. Adjacent to this is a meticulously maintained lawned area, providing a refreshing touch of green. The edges of this lawn are adorned with mature trees, standing tall and proud, offering both shade and an added layer of privacy. A quaint wooden gate can be found to one side, offering a discreet entrance to the rear of the estate. Conveniently located to the side of the property is a detached garage, providing ample storage or parking space. The boundaries of this home are well-defined; to one side, a sturdy brick wall, softened by a cascade of greenery, while hedging adds a touch of

nature to the front aspect. On the other side, a wooden fence stands firm, ensuring security and privacy. The harmonious blend of man-made structures with natural elements creates an exterior that is both functional and aesthetically pleasing.

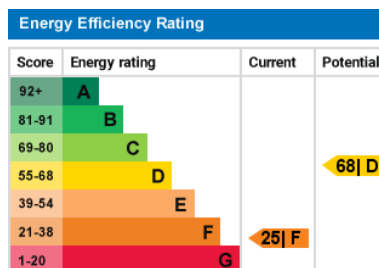
**Rear Exterior** - The rear of the property unveils a splendid orchard-style garden, an oasis of serenity and greenery. Meandering borders wind their way through, flanked by a rich variety of trees that cast dappled shadows on the generous expanse of lawn below. Adjacent to the property, a well-appointed patio presents the perfect spot for alfresco dining or simply soaking in the garden's tranquillity. Enclosing this verdant haven are high brick walls, offering both privacy and a timeless charm to this enchanting outdoor space.

## Floorplans



TOTAL FLOOR AREA: 3465 sq.ft (321.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional Information

Tenure: Freehold

Council Tax Banding to be confirmed.

**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.