

For Sale

Belgrave Place, Birkdale, PR8 2EF



Offers in Excess of £674,999 - Available

5 bedroom Detached

- ✓ **Stunning '5' Bedroom Residence**
- ✓ **Private & Secluded Setting**
- ✓ **Impressive Principle Bedroom**
- ✓ **2 x Reception Rms, Diner & Kitchen**
- ✓ **Located to Shoreside Birkdale**
- ✓ **Bathroom plus Two Shower Rooms**
- ✓ **Landscaped Mature Rear Garden**
- ✓ **EPC - Band Rating - D**



Description

Bailey Estates welcomes you to the stunning and exquisite Birkdale Shoreside residence of Number 1, Belgrave Place. This fabulous '5' double bedroom Victorian Villa presented over three floors and hidden away from prying eyes and passing traffic is a home beyond compare.

A substantial family size property having been modernised throughout, and presented to an impeccable standard is worthy of a very early viewing to appreciate its size, layout, and the lifestyle it offers.

To the front exterior is a modern block paved driveway with ample parking for 3-4 vehicles and access to a side garage with EV charger. Steps lead to an enclosed front storm porch and internally to an inviting entrance hallway with two reception rooms either side. For convenience there is an under stairs cloak/WC, whilst to the rear aspect is a light and bright dining room and an extensive galley style kitchen. Bi-folding doors to the rear open out onto a raised patio with glass balustrade with steps down to a landscaped, manicured and well stocked private rear garden.

To the first floor there are four good size bedrooms with a family shower room to the half landing and an en-suite bathroom to the master bedroom.

Onward up the stairs to the second floor you pass a further shower room, again on the half landing, until you arrive at a truly impressive and spacious principle bedroom with five large skylight windows and built-in wardrobes.

We would strongly encourage a very early viewing of this impressive shoreside residence. Please call us today on 01704 564163.

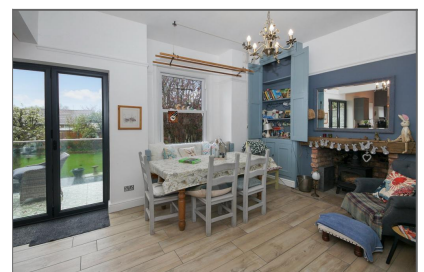
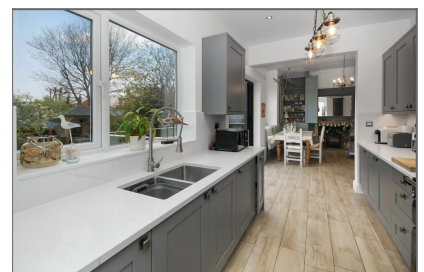
Location

Leave Bailey Estates Birkdale village office. Head down through the village over the tracks and turn left at the lights into York Road. Continue up along York Road, onward into Trafalgar Road and then take a left turn into Belgrave Road. At the end turn right into the privacy of Belgrave Place where the house is to be found immediately on the right.

Ground Floor

Storm Porch - 6' 0" x 3' 1" (1.85m x 0.95m) Tiled floor with an original style tiling to the mid height on the side walls. Light to the centre ceiling. Composite internal door opens into the hallway.

Entrance Hallway - 16' 11" x 18' 10" (5.17m x 5.76m) (Maximum Measurements). Inviting entrance hallway with a tiled floor, high level ornate coving and original Rose to the centre ceiling. Stairs to the left plus and under stairs cloak/WC. Modern radiator to side wall.



Reception Lounge (L) - 17' 1" x 12' 7" (5.22m x 3.85m) Stunning front reception lounge hosting uPVC glazed sash windows to the front bay with plantation shutters for privacy. Open stone fireplace housing a stove effect gas fire. Modern radiator to side wall. Original coving, ceiling rose and picture rail to high level.

Reception Lounge (R) - 16' 10" x 14' 2" (5.15m x 4.32m) Tastefully presented and spacious front reception lounge with twin uPVC glazed sash windows. Impressive marble fireplace housing a stove effect gas fire. Modern radiator to the internal side wall. Impressive decorative moulding and original rose to ceiling.

Cloak/WC - 5' 11" x 6' 3" (1.82m x 1.92m) Convenient cloak/WC with a tiled floor and uPVC glazed side window. Suite comprising of a low-level flush WC and wash basin. Modern fitted radiator.

Dining Room - 13' 11" x 15' 4" (4.25m x 4.7m) Light and bright rear dining room being open plan to the extensive galley style kitchen. uPVC glazed rear sash window, Exposed brick fireplace to the side exterior wall housing a log-burning stove over a York stone hearth. Tiled floor laid throughout. Fitted built-in storage closet to the side alcove. Vertically mounted modern radiator.

Kitchen - 18' 4" x 8' 6" (5.61m x 2.6m) Extensive modern fitted galley kitchen with the tiled floor continuing throughout. Feature bi-folding rear doors that open out onto the raised tiled exterior terrace. A good range of fitted base and eye level storage units and quartz work surface fitted throughout with ample space and services within for free standing appliances and a double rangemaster oven and hob. Twin stainless steel sinks sit below the uPVC glazed rear windows.

First Floor

1st Floor Landing - 19' 0" x 6' 2" (5.81m x 1.9m) Split level 1st floor landing with spindle balustrade banister rail that continues upward to the second floor. uPVC stained and lead glazed side window. Modern fitted radiator to the rear wall.

Shower Room - 7' 11" x 5' 6" (2.43m x 1.69m) Modern fitted shower room with travertine tiled walls and floor. uPVC frosted glazed side window. Suite is comprising of a low-level flush WC, pedestal sink and a double shower. Wall mounted heated towel rail.

Rear Bedroom 1 - 12' 1" x 8' 3" (3.7m x 2.53m) Rear double bedroom. uPVC glazed window and a modern fitted radiator.

Rear Bedroom 2 - 14' 1" x 12' 5" (4.3m x 3.8m) Good size rear bedroom looking over the rear garden. uPVC glazed rear window and a modern fitted radiator below.

Front Bedroom 3 - 16' 10" x 14' 2" (5.15m x 4.34m) Spacious light & bright front double bedroom with twin uPVC glazed sash windows. Panelled radiator to the rear wall. Internal side door opens into the side en suite bathroom.

En Suite Bathroom - 11' 1" x 5' 10" (3.39m x 1.78m) Fully tiled walls and



flooring. uPVC glazed front window. Suite comprising of a double shower, washbasin, low-level flush WC and a roll top, ball & claw bath with shower attachment. Wall mounted vertical heated towel rail/radiator.

Front Bedroom 4 - 13' 5" x 12' 3" (4.1m x 3.75m) Front double bedroom with a front uPVC glazed window offering unrestricted views down to the front garden and Belgrave Place. Panelled radiator mounted to the side wall.

Second Floor

Shower Room - 7' 10" x 5' 6" (2.4m x 1.7m) Light & bright 2nd floor shower room with an LVT fitted floor and large skylight window. uPVC glazed side window. Suite comprising of a double shower, low level flush WC and wash basin fitted within a low level vanity storage unit.

2nd Floor Landing - 12' 8" x 6' 1" (3.88m x 1.87m) Split level 2nd floor landing with a spindle balustrade banister and stairs rail. uPVC stained and leaded glazed side window. Low-level eave storage cupboard housing the mains pressure water system.

Bedroom 5 - 20' 2" x 11' 11" (6.16m x 3.65m) Impressive size suite/bedroom 5, with five large Velux skylight windows. A further uPVC frosted glazed side window to the far side exterior wall. The bedroom benefits from a full range of built-in wardrobes and storage drawers. Three modern fitted radiators are fitted throughout.

Exterior

Front Exterior - Impressive and inviting front exterior. Modern block paved driveway with ample parking for 3-4 vehicles. Side brick built garage with EV car charger to the front. Side access to the rear. Grass laid to lawn with established borders.

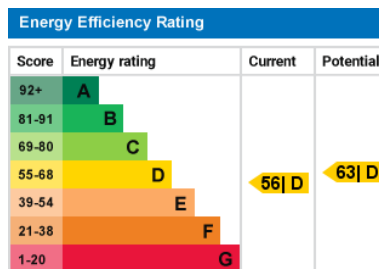
Rear Exterior - A raised tiled terrace with glass balustrade to the rear of the house steps down to a further tiled patio area and onward to a central grass laid to lawn. To the far rear is a fitted covered wooden bespoke timber framed pagoda terrace and free standing timber framed summer house. To the side is a brick built storage building with additional WC. There is an abundance of plants, flowers, trees and shrubs planted throughout.

Garage - 22' 1" x 12' 5" (6.75m x 3.81m) Oversized Garage with an up and over front electric door. EV charger to the front exterior. uPVC glazed side and rear windows. Electricity points and lighting fitted throughout. Loft storage above internally. Rear door allows access direct to the garden.

Floorplans



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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2018



Additional Information

Council Tax Band E
Local Authority Sefton

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.