

For Sale

Clifford Road, Birkdale, PR8 4JR



Offers in Excess of £280,000 - Available

3 bedroom Semi-Detached

- ✓ **Fabulous & Spacious Family Home**
- ✓ **Excellent Loft Room to 2nd Floor**
- ✓ **'NEW' Shower Room plus Bathroom**
- ✓ **Southerly Facing Garden**
- ✓ **Presented over Three Floors**
- ✓ **Two Reception Rooms**
- ✓ **Open Plan Kitchen Diner**
- ✓ **Beautifully Presented Throughout**
- ✓ **Close To Local Amenities**





Description

**** '3' Bedrooms plus Perfect Loft Room ** - Family Bathroom, Shower Room and En suite Cloak/WC ** Fabulous Birkdale Family Home ****

Bailey Estates is delighted to present this well-maintained and spacious three-bedroom semi-detached family home, now available on the open sales market. Boasting impressive proportions throughout and the added benefit of a second-floor loft conversion, this charming property offers an excellent opportunity for families looking to settle in a highly sought-after location. Situated on Clifford Road, just off Liverpool Road, this home enjoys easy access to Birkdale Village and its fantastic range of amenities, including shops, bars, and restaurants. With excellent transport links via Birkdale Village Train Station and a selection of well-regarded schools nearby, this property is ideal for busy commuting families.

Stepping inside, the ground floor welcomes you with an inviting entrance hall leading through to a bright and spacious living room, perfect for relaxation. The adjoining dining room offers a wonderful space for family meals and benefits from additional storage facilities. At the heart of the home, a stunning open-plan kitchen diner provides an ideal setting for entertaining, featuring modern fittings and ample space for dining. A separate utility room adds convenience, while a generously sized four-piece family bathroom completes the ground floor, offering both style and practicality.

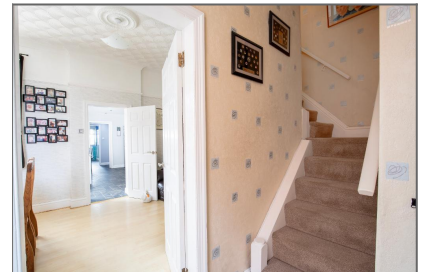
Ascending to the first floor, a long and bright landing provides access to three well-proportioned bedrooms, each offering comfortable living space. The floor also benefits from a recently fitted and fabulous family shower room with a three piece suite within and also separate cloak/WC with wash basin for added convenience.

A further staircase leads to the second floor, where a versatile loft room awaits. With excellent storage fitted into the eaves, this additional space could be utilized as a home office, playroom, or extra guest room, depending on the new owner's needs.

Externally, the property boasts a large paved driveway to the front, providing ample off-road parking for multiple vehicles. To the rear, a beautifully designed stone Indian patio creates a fantastic setting for outdoor dining and entertaining, benefiting from an outdoor power supply. Beyond the patio, a well-maintained lawn adds further appeal, offering space for children to play or for gardening enthusiasts to enjoy.

With its generous living space, excellent location, and move-in-ready condition, this property is expected to attract significant interest. Don't miss your chance to view this wonderful family home; contact Bailey Estates today on 01704 564163 to arrange your viewing.

Location



Leave Bailey Estates Birkdale office, head south on Liverpool Road over the traffic lights, continue for a distance of approximately 1 mile until you pass the Tesco Express convenience store and Clifford Road is situated on your left-hand side thereafter.

Turn into Clifford Road and the property is on your right-hand side, easily identified by a Bailey Estates For Sale board.

Ground Floor

Front Exterior - Paved driveway providing ample off road parking for at least two family cars. Gate down the side of the property giving access to the rear.

Entrance Hallway - 12' 0" x 5' 11" (3.66m x 1.82m) Entering the hallway from the external UPVC double glazed front door. The entrance hallway has doors leading off to lounge reception room and kitchen, bathroom, Stairs to the 1st floor.

Front Reception Room - 17' 4" x 15' 11" (5.29m x 4.86m) Modern panelled radiator fitted to the internal wall. Central light fitting with ceiling rose, coving to ceiling level throughout and picture rail. Two UPVC double glazed windows to the front of the property, overlooking the driveway.

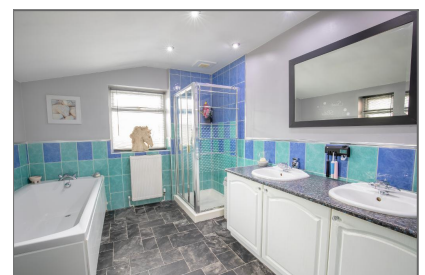
Dining Room - 15' 11" x 10' 10" (4.87m x 3.31m) Central ceiling light with ceiling rose, picture rail throughout. Engineer wooden flooring. Two UPVC double glazed windows of which one is overlooking the front and one overlooking the back of the property. Really nice bright dinning area. Door leading into the kitchen/dinning area.

Kitchen/Diner - 14' 2" x 9' 4" (4.32m x 2.85m) Good sized bright kitchen area, Vinyl tile effect flooring to the area and through into the utility room and rear bathroom. Recess lighting to ceiling, UPVC double glazed door providing access to the rear garden. Two UPVC double glazed windows giving a really nice bright feel to the kitchen. A good use of upper and lower based units, low level oven, four gas ring cooker top with extractor fan above. Space and services in place for upright and under counter appliances.

Utility Room - 9' 4" x 3' 11" (2.85m x 1.2m) Recess light to ceiling, Counter top and storage cupboard, currently used for boiler. Space and services in place for under counter upper counter appliances, door leading through to the downstairs bathroom

Bathroom - 10' 11" x 9' 4" (3.33m x 2.85m) Good sized family bathroom, tiles to mid level. recess lights to ceiling. Frosted UPVC Double glazed window to rear of the property with a modern panelled radiator fitted to the external wall. Modern four piece bathroom suite, comprising of low level WC with duel flush. Low level panelled bath, Separate shower unit and double sinks fitted counter top and under storage.

Rear Exterior - Patio paved area, leading onto a nice sized grass laid to lawn area. The rear also benefits from outdoor electricity and a side gate which gives



access to the front of the property.

First Floor

Landing - 14' 2" x 5' 6" (4.32m x 1.68m) Landing area has two central ceiling lights. Doors leading off to three bedrooms.

Bedroom 1 - 9' 10" x 8' 0" (3m x 2.44m) Bedroom to the rear of the property. Modern panelled radiator to the internal wall. UPVC double glazed window to the rear of the property overlooking the garden.

Family Shower Room - 6' 6" x 5' 4" (2m x 1.65m) Recently installed and fitted family shower room. Panelled walls and heated towel rail. Suite is comprising of a double shower, low-level flush WC and wash basin mounted over a vanity storage unit.

Bedroom 2 - 10' 9" x 10' 2" (3.3m x 3.1m) Central ceiling light, with a picture rail running throughout. Modern panelled radiator fitted to the internal wall. Two UPVC double glazed windows, one fitted to the front aspect of the property, one fitted to the rear aspect of the property which allows lots of natural light to the room. This is a good sized second bedroom.

Master Bedroom - 14' 5" x 12' 1" (4.4m x 3.7m) Bedroom which is at the front aspect of the property. Two UPVC double glazed windows overlooking the front driveway. Central ceiling light and a modern panelled radiator fitted to the internal wall. Large double bedroom.

WC/Cloakroom - 3' 2" x 3' 1" (0.98m x 0.95m) Vinyl tiled effect flooring, tiled walls floor to ceiling. A frosted UPVC double glazed window fitted to the side aspect of the property. WC dual flush toilet with corner fitted wash basin.

Second Floor

Loft Room - 17' 8" x 9' 9" (5.41m x 2.98m) (Reduced head height) Stairs leading to the loft room. Two velux skylights to the ceiling. Under eaves storage providing ample storage space, wall mounted lights.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 MapInfo v2005

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band B
Local Authority - Sefton Council

Tenure: Freehold

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.