

For Sale

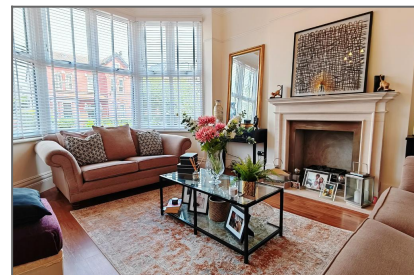
Conyers Avenue, Birkdale, PR8 4SZ



**Offers in Region of £535,000 -
Sold Subject to Contract**

4 bedroom Detached

- ✓ **Stunning Four-Bedroom Victorian Villa**
- ✓ **Bespoke Breakfast Dining Kitchen**
- ✓ **Luxury Family Bathroom Suite**
- ✓ **Impressive Interior Throughout**
- ✓ **Stylish Contemporary Interior Design**
- ✓ **Desirable Birkdale, Southport Location**
- ✓ **Viewing Absolutely Essential**
- ✓ **EPC Band Rating - 'C'**



Description

A stunning four-bedroom Victorian Villa seamlessly blending timeless elegance with contemporary sophistication throughout. This impressive family-sized home is nestled in the highly desirable setting of Birkdale, Southport, just a short stroll or drive from the bustling village center, which boasts a delightful array of café bars, independent restaurants, boutique retail outlets, and a mainline train station offering convenient access to both Southport and Liverpool.

The property's front exterior is a charming introduction, framed by classic wrought iron railings and twin double wrought iron gates that provide a practical drive-in, drive-out facility. Alongside the house, side access leads to an enclosed, picturesque rear hard standing garden laid with Indian Stone, offering high-level walls and fencing for enhanced privacy and security.

Upon entering the ground floor, you are greeted by an enclosed front storm porch that opens into an inviting entrance hallway. The hallway leads to tastefully decorated front reception rooms, ideal for both relaxation and entertaining. From the hallway, stairs rise to the first floor, while also providing access to the lower utility room and side entrance. Further along, the rear door opens into an impressive bespoke breakfast dining kitchen, featuring twin bi-folding doors that seamlessly connect the interior to the tranquil rear garden. A convenient, separate cloakroom/WC completes the ground floor layout.

Ascending to the first floor, a generously sized landing leads to four double bedrooms, with the two front-facing rooms offering particularly spacious accommodation. A luxurious family bathroom with a modern suite serves all bedrooms, while an additional cloakroom/WC is located on the half landing.

This exceptional Birkdale residence, with its desirable southerly facing rear aspect, benefits from full gas central heating and uPVC double glazing throughout. It represents an ideal forever home for those in search of stylish character and modern comfort. Don't miss this rare opportunity to schedule an early viewing today by calling Bailey Estates at 01704 564163 today.

Location

Leave Bailey Estates and head South on Liverpool Road. Turn right at the 1st set of lights onto Crescent Road and continue along for approximately 300 yards turning left into Dover Road. Continue along for approximately 100 yards and take your first available left turning into Conyers Avenue. The property will be situated on the right easily identified by a Bailey Estates "FOR SALE" board.

Ground Floor

Storm Porch - 5' 10" x 4' 0" (1.8m x 1.22m)

Entrance Hallway - 15' 3" x 5' 11" (4.66m x 1.82m)



Reception Room 1 - 16' 6" x 12' 3" (5.05m x 3.74m)

Reception Room 2 - 14' 10" x 13' 3" (4.53m x 4.06m)

Cloak/WC - 11' 0" x 3' 11" (3.36m x 1.2m)

Breakfast Kitchen & Diner - 22' 3" x 17' 3" (6.79m x 5.26m) (Maximum Measurements)

First Floor

1st Floor Landing - 20' 8" x 8' 8" (6.31m x 2.66m)

Cloak/WC - 4' 8" x 3' 6" (1.44m x 1.08m)

Rear Bedroom 1 - 10' 0" x 10' 6" (3.06m x 3.21m)

Front Bedroom 2 - 16' 7" x 12' 2" (5.07m x 3.73m)

Rear Bedroom 3 - 12' 2" x 12' 6" (3.72m x 3.83m)

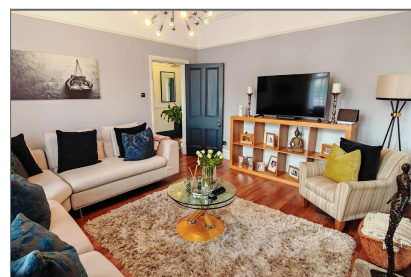
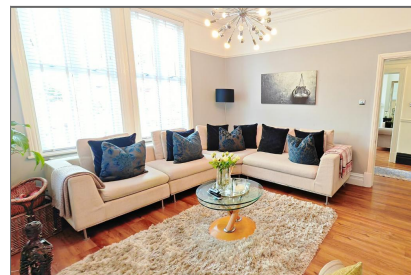
Master Bedroom - 14' 11" x 13' 3" (4.55m x 4.05m)

Family Bathroom - 8' 9" x 5' 10" (2.67m x 1.79m)

Lower Ground Floor

Rear Lobby -

Utility Room - 6' 0" x 5' 6" (1.84m x 1.7m)



Floorplans

1ST FLOOR
905 sq.ft. (84.0 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - E
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.