

**For Sale**

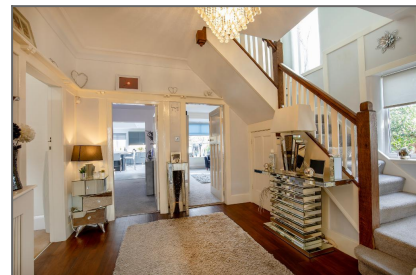
**Hartley Road, Birkdale, PR8 4SA**



**Offers in Excess of £699,999 - Available**

**4 bedroom Detached**

- ✓ **Fabulous Family Home**
- ✓ **Sought After Birkdale Setting**
- ✓ **Extensive Rear Garden**
- ✓ **3 Reception Rooms**
- ✓ **Family Bathroom & En- Suite Shower Room**
- ✓ **'4' Double Bedrooms**
- ✓ **Expansive Modern Kitchen**
- ✓ **Viewing Absolutely Essential**
- ✓ **EPC Band Rating 'E'**



# Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of  
'Nigel Bailey Estates Limited'

## Description

Bailey Estates is thrilled to present this exceptional detached family home, nestled in the highly sought-after residential area of Birkdale, just a short walk from the lively village center. This remarkable property, set across two floors and offering spacious living throughout, is sure to appeal to those searching for a truly unique and special home in Birkdale.

The property is accessed via electric gates, leading to a paved driveway with ample parking space for multiple vehicles. To the side, there is a detached garage for added convenience.

Inside, the ground floor boasts a generous entrance hallway, a separate cloakroom/WC, a bright front reception lounge, and family area at the rear. The open-plan kitchen and dining area is a true standout. Bi-fold doors open from the kitchen to a large patio area, perfect for alfresco dining and entertaining guests.

The first floor features a central landing leading to four well-proportioned double bedrooms, including a front-facing master suite with an en-suite bathroom. The family bathroom has a large corner shower and a luxurious bathtub—ideal for relaxing in style.

At the rear, the large garden is beautifully landscaped with borders and a centrally positioned lawn, offering plenty of space for outdoor enjoyment.

The garden cabin, currently utilised by the owner as a bar and games room, offers a versatile space that can easily be adapted to suit a variety of needs. With its charming design and ample room, it could easily transform into a relaxing garden sun room, perfect for enjoying the outdoors in comfort, or a peaceful home office, providing a quiet and private workspace away from the main house. Whichever option you chose this is an ideal spot for unwinding, socializing, or working from home. The possibilities are endless.

This unique and exclusive family home in Birkdale is truly one-of-a-kind, and we're excited for its next owner. Call now to arrange an early viewing on 01704 564163

## Location

From Bailey Estates head south on Liverpool Rd. After the traffic lights turn right onto Stanley Ave, and then turn left onto Hartley Rd. Number '3' Hartley Road is located on the left-hand side.

## Ground Floor

**Storm Porch - 5' 10" x 3' 11" (1.8m x 1.2m)** Front enclosed storm porch with composite front door and a period style contrasting tiled floor. Original internal wooden front door which allows access into the welcoming entrance hallway.



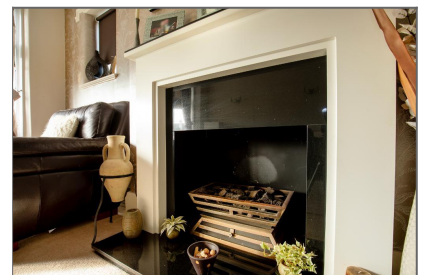


**Reception Lounge - 16' 4" x 12' 9" (5m x 3.9m)** A light and bright front reception lounge with a bay to the front aspect housing uPVC glazed windows. Within the side chimney breast there is a gas fire (not tested) with granite hearth. Coving fitted throughout at high level.



**Entrance Hallway - 13' 5" x 10' 9" (4.1m x 3.3m)** (Maximum dimensions) A bright and inviting entrance hallway with picture rail and coving presented at the high level. Panelled radiator presented to the internal side wall. Stairs to the right-hand side rise to the first floor and there is a convenient under stairs storage cupboard.

**Rear Reception Lounge - 19' 0" x 13' 8" (5.8m x 4.2m)** A bright and attractive rear reception lounge with magnificent bay window overlooking patio and garden areas. With access to the entrance hallway and kitchen/dining area this room will certainly be a hub of activity. Coving presented to a high level.



**Dining Room - 18' 0" x 11' 9" (5.5m x 3.6m)** A fabulous size and tastefully presented rear breakfast/dining room with uPVC glazed side window. A gas fire (not tested) presented to the internal chimney breast. A large opening leads into the fabulous kitchen area.

**Kitchen/Diner - 21' 3" x 18' 0" (6.5m x 5.5m)** A superb size rear breakfast/dining kitchen with uPVC glazed side window overlooking the garden with magnificent rear bi-fold doors providing access out onto the rear patio and entertainment space. A tiled floor is laid throughout and a modern radiator presented to the internal wall. The breakfast kitchen boasts a good selection of base and eye level units fitted throughout with an impressive centre island complete with sink and under-counter wine cooler. A granite work surface is fitted over the base level cabinets and centre island breakfast bar. Boasting integrated appliances which include, side by side, eye-level ovens, 5 burner hob with overhead extractor fan and dishwasher, with room for American style fridge. Two uPVC fitted skylights to ceiling with recessed, colour changing, lighting. A splendid kitchen that needs to be seen.



**WC - 6' 10" x 6' 2" (2.1m x 1.9m)** Separate cloak/WC with a low-level dual flush WC and modern wash basin.

## First Floor

**First Floor Landing - 22' 11" x 7' 6" (7m x 2.3m)** (Maximum dimensions) A tastefully decorated first floor landing with original wooden banister leading to 4 double bedrooms and a family bathroom. Panelled radiator fitted to rear wall. Coving presented throughout at the high level perimeter and to the side aspect there is a uPVC glazed window.

**Master Bedroom - 16' 4" x 13' 1" (5m x 4m)** A fabulous front master bedroom with a bay to the front aspect with UPVC bay window and wrap around radiator presented beneath. An internal door opens into an en suite bathroom.



**En suite shower room - 5' 7" x 6' 2" (1.72m x 1.9m)** (Maximum dimensions) A modern fitted en suite shower room with tiled floor and walls. UPVC window to the side aspect and a wall-mounted heated towel rail. The suite is comprising of dual flush WC, wall mounted wash basin and separate corner shower.

**Bedroom 2 - 12' 1" x 10' 5" (3.7m x 3.2m)** Front double bedroom with uPVC window and a radiator presented below. Built in wardrobes provide ample storage.

**Bedroom 3 - 16' 0" x 13' 8" (4.9m x 4.2m)** Spacious rear double bedroom with UPVC window to the rear aspect with panelled radiator presented below. Unrestricted views down onto the large extensive garden below.

**Bedroom 4 - 11' 11" x 9' 6" (3.65m x 2.9m)** Rear double bedroom with uPVC glazed window and a panelled radiator presented below. Picture rail fitted throughout at a high level. Built in wardrobes provide ample storage.

**Family Bathroom - 12' 1" x 8' 2" (3.7m x 2.5m)** A spacious family bathroom with fully tiled walls and floor. The suite is comprising of an inviting bathtub, wall mounted unit with double basins and a low-level flush WC. There is a separate walk-in corner shower. In addition, there are modern vertically mounted radiators presented to the interior wall. Recessed, colour-changing lighting throughout.

## Exterior

**Front Exterior** - An attractive and generous size front exterior with paving laid throughout the driveway which leads alongside either side of the property and also to the front door. Ample parking for multiple vehicles. To right there are matured bushes and shrubs planted in the established side border.

**Rear Exterior** - The property benefits from a generous size mature rear garden with steps down from the patio area onto a pathway that runs to the far end of the garden leading to another seating area. To the centre is a large grass laid to lawn area and to the side borders are matured trees and shrubs. The paved patio area runs to the side and across the whole width of the property. A fabulous size family garden.

## Floorplans

GROUND FLOOR  
1511 sq.ft. (140.4 sq.m.) approx.



1ST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA: 2516 sq.ft. (233.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		69   C	
55-68	D			
39-54	E	46   E		
21-38	F			
1-20	G			

## Additional Information

Council Tax Band F  
Local Authority Sefton

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.