

For Sale

Waterloo Road, Birkdale, PR8 2NW



Offers in Excess of £925,000 - Available

4 bedroom Detached

- ✓ **Stunning Detached Residence**
- ✓ **'4' Double Bedrooms**
- ✓ **Spacious Living Throughout**
- ✓ **Early Viewing Highly Recommended**
- ✓ **Very Sought After Birkdale Location**
- ✓ **Opposite Royal Birkdale Golf Course**
- ✓ **Recent Refurbishment & Renovation**
- ✓ **EPC Band Rating - 'C'**



Description

Standing within one of the more sought after and desirable settings of Birkdale Southport is this extensive detached family home boasting vast spacious living within, and extensive gardens to the rear aspect. There is even an open air swimming pool to the far rear (requiring refurbishment).

Recently the property has undergone an element of refurbishment, renovation and modernisation which includes a new roof, front door and windows, new soffits & fascias, full eye catching render to the front and side elevations and the garage, a new boiler operated by Hive, and new layout within the master bedroom en suite to form a new spacious dressing room.

Plans have also been submitted at Sefton MBC to include a loft conversion including rooftop balcony. An amended plan also includes a terrace on top of the conservatory accessed via bifold/french doors from master bedroom

Properties within this immediate setting and location are presently in very high demand and rarely enter today's marketplace. We therefore advise a very early viewing should you wish to reside along one of the more prominent roads of Southport, and be situated opposite the Royal Birkdale Golf Course.

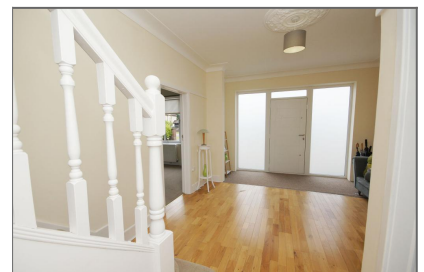
To the ground floor the property benefits from a spacious and inviting entrance hallway, separate cloak/WC, three spacious reception rooms with the family lounge being of an extensive size. A stunning large uPVC glazed rear conservatory, dining room, modern fitted breakfast kitchen, separate utility room, and, access to a front integral double garage.

To the first floor off the large central landing there is an extensive size master bedroom which leads through to a walk-in-wardrobe/dressing room and private refurbished en suite shower room. There are an additional three double bedrooms with the front having its own en suite shower room, plus a family bathroom boasting a three piece suite.

To the front exterior there is an excellent size front driveway with sweeping dual entrance/exit off Waterloo Road, and access to the side integral double garage. To the rear exterior there is an extensive size majority grass laid to lawn garden with high panelled fencing to the sides allowing an element of privacy and security within. To the immediate rear aspect is a paved patio area whilst to the far rear below an impressive willow tree is an open air swimming pool (requiring refurbishment).

The added bonus for this superb Birkdale residence is that our clients have also submitted and had approved extensive plans for a major renovation to the property as a whole. The plans can be viewed on the Sefton Council planning portal-Reference DC/2021/01727 / Application Validated Tue 27 Jul 2021.

For further information and to arrange a very early viewing please call Bailey



Estates sales office on 01704 564163.

Location

Leave Bailey Estates Birkdale village office and head south on Liverpool Road turning right at the traffic lights. Head along Crescent and Grosvenor Road to the next traffic lights. Turn left into Waterloo Road and continue up the hill and past the entrance to Royal Birkdale Golf Course. The property can be seen on the left hand side easily identified by a Bailey Estates FOR SALE board.

Ground Floor

Entrance Hallway - 17' 7" x 11' 10" (5.37m x 3.63m) The original storm porch and hallway have now been combined to create a spacious and inviting hallway reception to the front centre of the property. Stairs rise to the first floor whilst to the ground floor access is available to the cloak/WC, dining room and reception lounges.

Cloak / WC - 7' 5" x 7' 1" (2.28m x 2.17m) An oak wood floor is laid throughout with a panelled radiator presented to the front wall. uPVC decorative glazed rear window. The suite is comprising of a low-level dual flush WC and wash basin mounted over a low-level vanity storage unit.

Front Reception Lounge/Cinema Room - 17' 2" x 14' 7" (5.25m x 4.47m) A light and bright front reception lounge/cinema room with a bay to the front aspect housing uPVC glazed windows and a panelled radiator presented below. To the exterior side wall is a stone fireplace and fire presented within. (Not Tested)

Family Reception Lounge - 25' 3" x 17' 2" (7.72m x 5.25m) An extensive family-through lounge with uPVC glazed windows to the front and rear aspect. In addition there are French doors that open through into the light and bright rear conservatory. A panelled radiator is presented below the front window.

Side Reception Lounge - 25' 8" x 11' 8" (7.84m x 3.58m) Dual aspect uPVC glazed windows to the front and rear aspect. Panelled radiator presented to the front wall. There is a stone wall mounted fireplace presented to the side aspect (Not Tested).

Rear Conservatory - 24' 2" x 12' 0" (7.37m x 3.66m) A large spacious light and bright rear conservatory with an apex glass roof and uPVC glazed windows to the side and rear aspect. uPVC glazed doors to the side and rear provide access out to the rear garden.

Breakfast / Kitchen - 16' 9" x 15' 9" (5.11m x 4.82m) A good size rear breakfast kitchen with a soft cushion tiled effect floor laid throughout, uPVC glazed rear windows and a uPVC panelled door providing access out to the rear garden. Fully tiled walls and panelled ceiling with recessed lighting fitted within. There are a good selection of base and eye-level units fitted throughout and integrated appliances are comprising of a low-level oven/grill, four ring electrical hob, overhead extractor, undercounter dishwasher and a one and a half bowl



stainless steel sink and drainer. In addition there is ample space for a double American size fridge / freezer if required.

Dining Room - 12' 7" x 10' 9" (3.84m x 3.28m) Soft cushion tiled effect floor, uPVC glazed rear window and a panelled radiator presented below. To the side of the chimney breast there is fitted shelving, and there is coving throughout the perimeter at high level.

Rear Hallway - 7' 3" x 3' 5" (2.23m x 1.06m) A rear hallway from the Kitchen through to the utility room and garage, soft cushion tiled effect floor and a light fitted to the centre ceiling.

Storage Room - 7' 9" x 4' 0" (2.38m x 1.24m) A convenient and separate storage room with shelving fitted within and a light to the centre ceiling.

Utility Room - 19' 8" x 7' 8" (6m x 2.36m) A large and separate convenient utility room with a soft cushion tiled effect floor, and a uPVC glazed rear window. Hatch in ceiling for loft access and a panelled radiator presented to the side wall. There is a work surface to the side wall with space and services below for electrical appliances i.e. washing machine and tumble dryer.

First Floor

First Floor Landing - 22' 11" x 12' 5" (7m x 3.8m) A good size first floor landing with a uPVC glazed rear picture window to the half landing providing unrestricted views to the garden below. Spindle balustrade banister rail and a panelled radiator presented to the front wall.

Master Bedroom - 25' 3" x 17' 0" (7.71m x 5.2m) A very large master bedroom with dual aspect uPVC glazed windows to the front and rear aspect. Panelled radiators are presented below each window and coving is fitted throughout at a high level.

Dressing Rm/Walk-in Wardrobe - 14' 11" x 11' 3" (4.56m x 3.43m) Spacious and recently created walk-in wardrobe / dressing room providing ample space within the create a his-n-her walk through closet enroute to the new en suite. uPVC glazed window and panelled radiator.

En Suite Bathroom - 10' 6" x 11' 5" (3.22m x 3.48m) A recently renovated and new en suite shower room to the master bedroom. uPVC glazed front window, panelled radiator and recessed lighting to the ceiling. The new suite is comprising of a double shower, washbasin over a vanity storage unit and a low-level flush WC. The bathroom has been impressively tiled throughout.

Bedroom 2 - 14' 2" x 12' 0" (4.33m x 3.68m) Front double bedroom with a uPVC glazed front window and a panelled radiator presented below. Picture rail and coving running throughout at high level.

Family Bathroom - 11' 10" x 8' 7" (3.61m x 2.64m) A family bathroom with uPVC glazed rear windows allowing views down to the garden below. The walls and floor are fully tiled throughout and recessed lighting is presented to the ceiling. The suite is comprising of a tiled in bath with thermostatic shower fitted over, pedestal sink and low-level flush WC. In addition there is a louvre door airing cupboard with shelving fitted within.

Bedroom 3 - 14' 10" x 14' 9" (4.53m x 4.5m) A front double bedroom with a bay to the front aspect housing uPVC glazed windows and a panelled radiator presented below. Coving and picture rail is running throughout at a high level. An internal rear door provides access into the en suite shower room.

En Suite Shower Room - 6' 3" x 5' 4" (1.93m x 1.63m) En suite shower room with lights presented to the centre ceiling. Fully panelled walls and a suite comprising of a low-level flush WC, separate shower and wash basin mounted over a low-

level vanity storage unit.

Rear Bedroom - 9' 6" x 8' 8" (2.9m x 2.66m) Rear double bedroom with a uPVC glazed rear window and a panelled radiator presented below. Picture rail running throughout at high level.

Exterior

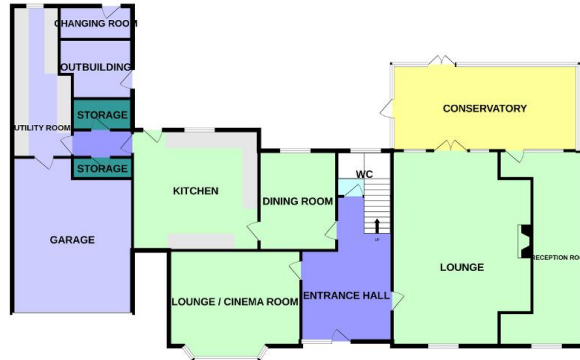
Front Exterior - A large expansive driveway with a sweeping dual entrance and exit for easy access to and from Waterloo Road. Modern block paved throughout and ample parking provision for several vehicles. Side access to one side of the property leads to the rear garden, whilst to the other there is access to side double garage. An imposing front door takes you into the property hallway.

Rear Exterior - A fabulous size rear garden being majority grass laid to lawn with high panelled fencing fitted throughout. Flagged and paved to the immediate rear where there is access to the brick-built side outbuilding and separate outside changing room. To the far rear aspect there is a sunken swimming pool (requiring refurbishment) with a large established willow tree sitting over it.

Garage - 19' 11" x 15' 10" (6.08m x 4.85m) A large double side garage with a front 'up-and-over' electrical roller shutter door. Lighting and power is fitted within.

Floorplans

GROUND FLOOR

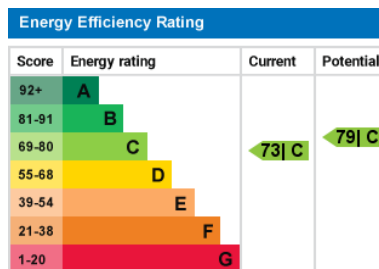


1ST FLOOR



WATERLOO ROAD, SOUTHPORT ROAD

While 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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Additional Information

Council Tax Banding - G
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.

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