

For Sale

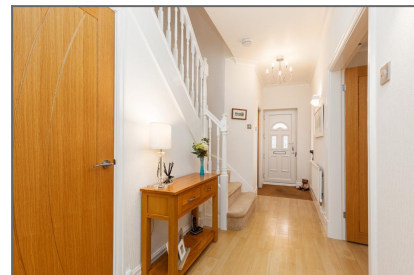
Regency Gardens, Birkdale, PR8 2HD



**Offers in Excess of £599,999 -
Sold Subject to Contract**

5 bedroom Detached

- ✓ **Extended '5' Bedroom Detached**
- ✓ **Three En suites plus Main Bathroom**
- ✓ **Ground Flr Extended Accommodation**
- ✓ **EPC Band Rating - 'C'**
- ✓ **Sought After Birkdale Setting**
- ✓ **Immaculately Presented Throughout**
- ✓ **Located within a Fabulous Cul-de-Sac**



Description

STUNNING BIRKDALE RESIDENCE WITH 5 BEDROOMS AND FEATURE CONSERVATORY**

Situated to the head of a well presented cul-de-sac within the sought after setting of Birkdale, and within easy reach of both Birkdale Village and Southport Centre stands this stunning '5' bedroom family size home.

Impeccably maintained and tastefully presented throughout, the property has to the ground floor; an inviting entrance hallway, separate cloak/WC, walk in under stairs cloakroom/cupboard, front dining/study, a light & bright family reception lounge, a spacious rear fitted breakfast/dining kitchen and an impressive uPVC glazed conservatory. A side door allows access through into the the separate self-contained living space where you will find an entrance hall, kitchenette, a good size reception lounge/diner, a double bedroom and a modern fitted shower room en suite.

To the first floor of the house there is a central landing with four good size bedrooms, a family bathroom, and two en suite shower rooms. The property also benefits from uPVC double glazing and full gas central heating.

To the front exterior is a decorative stone garden with shrubs and bushes. A side tarmac driveway provides ample space for several vehicles. To the rear is a good size well maintained very private garden with an Indian stone patio that hugs the property which in turn leads out to a manicured grass lawn. High sided brick walls and fencing provides privacy and security within.

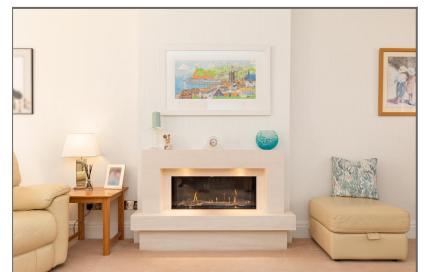
We recommend a very early viewing of this stunning abode and encourage all serious home hunters to call our office today and book that viewing. Call 01704 564163 today.

Location

Leave Bailey Estates and head south on Liverpool Road turning right at the traffic lights into Crescent Road. Continue over the train tracks and continue to the traffic lights at Waterloo Road. Turn right and then immediately first right into Regency Gardens. The stunning family home is located at the head of the cul de sac.

Ground Floor

Entrance Hallway - 19' 7" x 5' 0" (5.99m x 1.53m) Inviting entrance hallway with a uPVC panelled front door and uPVC glazed side window. Karndean flooring runs throughout and a panelled radiator is mounted to the side aspect. The hallway also benefits from a convenient walk in under-stairs cloakroom/cupboard. Stairs to the right rise to the first floor.



Cloak/WC - 6' 0" x 3' 11" (1.85m x 1.21m) Separate cloak/WC with walls tiled to mid-height. The suite is comprising of a wash basin mounted over a low-level vanity storage unit and a low-level flush WC. uPVC frost glazed side window and a wall mounted heated towel rail.

Lounge - 25' 7" x 15' 8" (7.82m x 4.78m) A great size tastefully decorated family size reception lounge with dual aspect uPVC glazed front windows and French doors that open out to the rear garden. A main feature of the room is the real flame effect wall mounted gas fire set to the exterior side wall. Two panelled radiator adorn the interior and exterior walls.

Dining/Study - 10' 4" x 10' 3" (3.16m x 3.13m) A good sized front dining /study with wood effect Karndean flooring running throughout. Twin uPVC glazed front windows and a panelled radiator.

Breakfast Kitchen - 17' 8" x 12' 2" (5.41m x 3.72m) Rear fitted breakfast kitchen with fully tiled walls and a tiled effect Karndean flooring laid throughout. uPVC rear windows allow an unrestricted view of the rear private garden. Panelled radiator. There are a good selection of base and eye level storage units with a low-level breakfast bar. Integrated appliances are comprising of a fridge, two freezers, Bosch mid-level oven/grill, eye-level microwave, five ring burner, and sink and drainer. There is also ample space for free standing electrical appliances.

Rear Hallway - 6' 9" x 5' 2" (2.07m x 1.6m) Inviting hallway accessed off the main rear conservatory. Panelled radiator, airing cupboard/store, and access hatch to above ceiling storage.

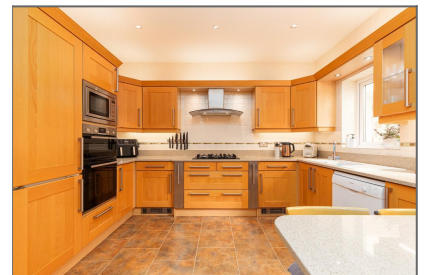
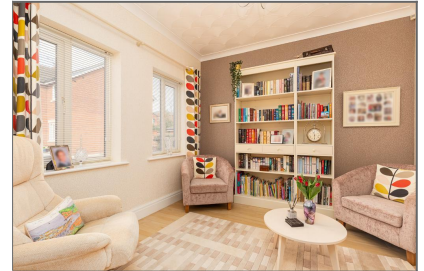
Rear Lounge/Diner - 16' 7" x 9' 6" (5.06m x 2.9m) Great size tastefully decorated and well presented reception lounge/dining room. A side uPVC glazed window and full height sliding doors allowing access out to the rear garden. Two panelled radiators.

Rear Kitchenette - 7' 5" x 6' 6" (2.28m x 2m) Separate fitted kitchenette with a skylight fitted above and tiled splashback presented over the work surface. A good selection of base and eye level units with integrated appliances comprising of a mid-height oven, four ring hob, overhead extractor, and a sink and drainer. Ample space also for an upright fridge freezer.

Rear Conservatory - 18' 6" x 16' 10" (5.64m x 5.15m) A spacious light and bright rear conservatory being uPVC double glazed throughout. Tiled floor underfoot and two wall heaters fitted to the exterior walls. French doors allow access out to the rear garden, whilst a side door provides an exit to the side driveway and a further door leads to the extended accommodation.

Rear Bedroom 5 - 12' 4" x 10' 5" (3.78m x 3.2m) Ground floor double bedroom boasting a full suite of fitted bedroom furniture. uPVC glazed front window and a panelled radiator mounted below.

Rear Shower Room - 4' 0" x 9' 3" (1.23m x 2.83m) Soft cushion flooring laid



throughout with fully tiled walls. uPVC frosted glazed side window. The suite is comprising of a double walk-in shower, low-level flush WC and a wash basin mounted over a vanity storage unit with a fitted mirror above.

First Floor

Landing - 12' 2" x 5' 11" (3.73m x 1.82m) 1st floor centre landing giving access to all bedrooms and bathroom. Spindle balustrade banister rail and a panelled radiator. Airing Cupboard housing hot water cylinder and power shower units. There are 2 Loft storage store rooms above being fully boarded with two Velux windows and electrics fitted within.

Master Bedroom - 14' 7" x 11' 5" (4.47m x 3.49m) Principle master bedroom with a uPVC glazed front window and a panelled radiator mounted below. The bedroom benefits from built-in fitted bedroom furniture including wardrobes, overhead units, bedside cabinets and a dressing table unit.

Master En Suite - 7' 10" x 6' 0" (2.41m x 1.85m) Master ensuite shower room with a uPVC frost glazed front window and wall mounted heated towel rail. Karndean LVT flooring is laid throughout. The suite is comprising of a corner quadrant shower, low-level dual flush WC and a wash basin mounted over a vanity storage unit. Fitted mirror above.

Bedroom 2 - 12' 7" x 11' 1" (3.86m x 3.38m) A lovely double bedroom with an excellent selection of built-in bedroom furniture including wardrobes, overhead storage, bedside tables and fitted shelving. There is a uPVC glazed window to the front aspect with a panelled radiator mounted below.

Bedroom 2 En Suite - uPVC frost glazed side window and a tiled effect Karndean flooring. Fully tiled walls and a panelled radiator. The suite is comprising of a walk-in shower, a low-level flush WC and a wash basin fitted within a built-in vanity storage system and mirror

Bedroom 3 - 12' 3" x 8' 3" (3.74m x 2.52m) Rear double bedroom with bespoke fitted bedroom furniture fitted throughout. uPVC rear window allowing unrestricted views down to the garden below. Panelled radiator.

Bedroom 4 - 11' 4" x 6' 11" (3.46m x 2.12m) Rear bedroom with a uPVC glazed rear window and a panelled radiator fitted below. The bedroom benefits from a full range of built-in bedroom storage furniture.

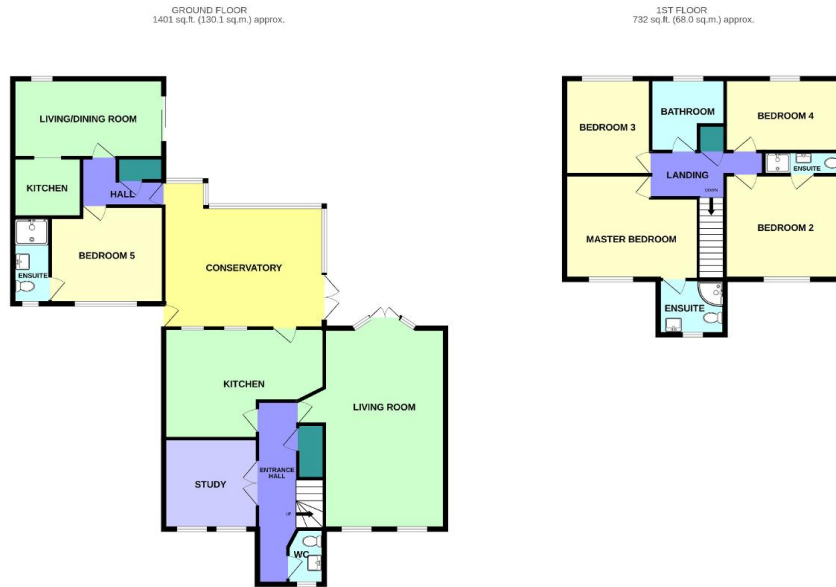
Bathroom - 8' 4" x 8' 1" (2.56m x 2.48m) A modern fitted family bathroom with a four piece suite comprising of a large walk-in shower, panelled bath, low-level flush WC and a wash basin mounted over a three drawer vanity storage unit. Fully tiled walls and a tiled effect luxury vinyl flooring laid throughout. uPVC frost glazed rear window with a chrome wall mounted heated towel rail fitted below.

Exterior

Rear Exterior - Well maintained private and landscaped rear exterior with an Indian stone paved patio that leads out to a grass laid to lawn. High sided brick wall and fencing provides and excellent element of privacy and security within.

Front Exterior - Open and eye catching front exterior with decorative stone laid to the front and side aspect with a selection of shrubs and bushes planted within. To the left side of the property is a spacious hard standing driveway with ample space for several vehicles.

Floorplans



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
55-68	D	71 C	78 C
39-54	E		
21-38	F		
1-20	G		

Additional Information

We have been advised by our client of the following:

Tenure: Leasehold:

First Lease 5.12.1876, ground rent one peppercorn and £28.45 per annum

Second Lease 13.5.1875 ground rent one peppercorn per annum

Computed from 1.7.1875, new rent £150.00 per annum payable in advance on 1st January each year.

Council Tax Band: G

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.