

**For Sale**

**Spring Close, Birkdale, PR8 2BA**



**Offers in Region of £285,000 -  
Sold Subject to Contract**

**4 bedroom Detached**

- ✓ '4' Bedroom Detached
- ✓ No Onward Sales Chain Delay
- ✓ Well Maintained Throughout
- ✓ Viewing Absolutely Essential
- ✓ Local to Birkdale Village
- ✓ Extended to Ground Floor Rear
- ✓ Birkdale Cul-de-Sac Setting
- ✓ EPC Band Rating - 'D'



## Description

Being sold with no onward sales chain delay and located within a small cul de sac setting close to the village of Birkdale, stands this well maintained '4' bedroom detached family sized home. Extended to the ground floor rear, with an attractive enclosed garden and integral side garage, this family size residence will be of much interest to growing families, and also buyers wishing to be within a central sought-after setting for both the village and Southport Centre.

To the ground floor the property is briefly comprising of a covered front open porchway, internal vestibule, inviting entrance hallway, and a breakfast kitchen with a separate utility porch to the side aspect. To the rear is a large 'L' shaped open plan reception lounge, and diner with morning room. An ideal room to entertain and host family gatherings.

To the first floor off the light and bright open landing there are four bedrooms and a family size bathroom with a four piece suite. The house itself offers full gas central heating and majority uPVC double glazing.

To the front exterior is a hardstanding driveway with ample parking provision for 2-3 family size vehicles. The driveway leads to a side integral garage with access to the rear via both sides of the property via a side gate and also side storage lean-to.

To the rear exterior is an enclosed majority hard standing garden with central artificial grass laid to lawn. High fencing is installed to both sides and rear aspect providing an element of privacy and security within. Raised brick built borders adorn the rear aspect and host a selection of shrubs and plants within.

A fabulous property for which we encourage very early viewings. Please call Bailey Estates on - 01704 564163 today.

## Location

Leave Bailey Estates Birkdale office and head down through the village turning right into Alma Road. At the far end turn left into Upper Aughton Road and cross over the train tracks into Aughton Road. On doing so turn immediate left into Spring Close. The property is located on the left hand side easily identified by a Bailey Estates 'FOR SALE' board.

## Ground Floor

**Entrance Hallway - 13' 3" x 7' 2" (4.05m x 2.19m)** Inviting entrance hallway with a panelled radiator and turned stairs rising to the first floor. Internal under stairs door allows access into the cloak/WC. Decorative plate rail fitted throughout at high level.

**Vestibule - 6' 5" x 4' 1" (1.97m x 1.25m)** Enclosed front vestibule between the





open porch and entrance hallway. Full frost glazed internal door.

**Breakfast Kitchen - 13' 5" x 9' 0" (4.1m x 2.75m)** Breakfast kitchen with a front uPVC glazed window and a side uPVC glazed door allowing access to the utility porch. Soft cushion tiled effect flooring laid throughout. There are a selection of base and eye level storage cupboards, sink with drainer, and integrated 'Bosch' appliances comprising of a low-level oven eye level grill, four ring gas hob and overhead extractor. Recessed ceiling lighting and a panelled radiator to the rear wall.

**Utility Porch - 7' 0" x 4' 3" (2.15m x 1.32m)** A side utility porch with glazed side and rear windows, and a front uPVC panelled and glazed door. Space and services within for additional electrical appliances. Soft cushion tiled effect flooring.

**Cloak/WC - 8' 2" x 2' 7" (2.51m x 0.8m)** Under stairs cloak/WC with a side frost glazed window. Suite comprising of a low-level flush WC and washbasin mounted over a vanity storage unit.

**Family Reception Lounge & Diner - 25' 6" x 11' 7" (7.78m x 3.55m)** A spacious open plan family reception lounge and dining area. Full height uPVC sliding doors to the rear aspect opening up onto the rear patio and garden. Panelled radiator mounted to the front wall. Within the lounge area there is a brick built fireplace with a stone hearth presently housing a log effect gas fire.

**Sun Room - 11' 7" x 11' 9" (3.55m x 3.6m)** An added rear ground floor extension sun room being open plan to the main reception lounge. A bay to the rear aspect with dual aspect uPVC glazed windows creating a very light and bright room within.

## First Floor

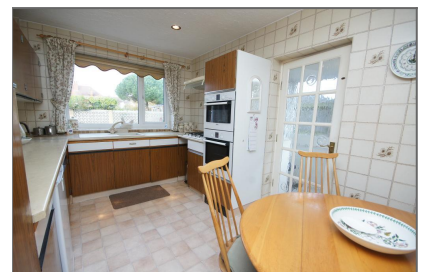
**1st Floor Landing - 13' 5" x 6' 11" (4.1m x 2.12m)** A central first floor landing with a uPVC decorative glazed window to the front aspect. Open panelled banister rail and a hatch in the ceiling for loft access.

**Bedroom 1 - 9' 0" x 8' 4" (2.76m x 2.55m)** (maximum measurements) Front bedroom with a uPVC glazed front window and a panelled radiator mounted below.

**Bedroom 2 - 11' 0" x 11' 9" (3.37m x 3.6m)** (maximum measurements). Rear double bedroom with a uPVC glazed window and a panelled radiator mounted below.

**Bedroom 3 - 11' 0" x 13' 7" (3.36m x 4.15m)** Rear double bedroom with a suite of fitted bedroom furniture, a uPVC glazed window and a panelled radiator mounted below.

**Bedroom 4 - 13' 5" x 9' 0" (4.1m x 2.75m)** Double bedroom with a uPVC glazed



window and a panelled radiator mounted below. The bedroom benefits from a full suite of fitted wardrobes, bedside tables and chest of drawers.

**Family Bathroom - 5' 11" x 9' 10" (1.82m x 3m)** Family size bathroom with a uPVC frost glazed side window and a panelled radiator to the internal side wall. The suite is comprising of a twin-grip panelled bath with electric shower fitted over, a pedestal sink low-level flush WC and a separate shower.

## Exterior

**Open Storm Porch - 6' 2" x 3' 11" (1.9m x 1.2m)** Step in from the front driveway to an open yet covered and tiled floor storm porch.

**Front Exterior** - Great size driveway with access around both sides of the property to the rear garden, via a side gate and covered storage lean-to. Hardstanding throughout for ease of maintenance and parking provision for 2-3 family size vehicles. Direct access to the integral garage.

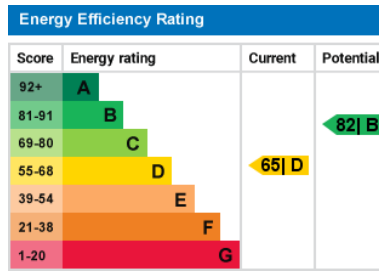
**Rear Exterior** - An attractive enclosed rear garden with high level fencing to both sides and rear aspect, providing an element of privacy and security within. Majority flagged and hardstanding with a central area of artificial grass laid to lawn.

**Garage - 16' 9" x 9' 0" (5.12m x 2.75m)** Purpose built integral side garage with front up-and-over door. Power and lighting installed within. Wall mounted GCH 'Worcester' boiler.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix 6/2014



## Additional Information

Council Tax Band E  
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.