

For Sale

Clifton Road, PR8 6HJ



**Offers in Excess of £229,999 -
Sold Subject to Contract**

4 bedroom Semi-Detached

- ✓ **4 Bedroom Semi Detached**
- ✓ **Spacious Throughout**
- ✓ **Off Road Driveway Parking**
- ✓ **Close To Local Transport Links**
- ✓ **2 Reception Rooms**
- ✓ **Fitted Kitchen/Dining Room**
- ✓ **Sun Catching Rear Garden**
- ✓ **EPC Band Rating - 'C'**



Description

Bailey Estates is delighted to present this charming four-bedroom semi-detached property filled with character, located on Clifton Road in Southport.

This property enjoys a prime location with excellent amenities close by. Meols Cop train station is just a short walk away, providing convenient transport links for commuters, while nearby bus stops ensure easy access to surrounding areas. Families will benefit from the close proximity to well-regarded primary and secondary schools, and for shopping convenience, local shops and the popular Meols Cop Retail Park are just moments away.

Upon arrival, the paved driveway offers off-road parking, and the exterior is adorned with charming period features, including a striking front bay window.

Step into the property through a porch and into the bright and welcoming entrance hallway, where stairs rise ahead to the first floor and two doors to your left lead to the reception rooms.

The front reception room is a beautifully bright space, with natural light streaming in through the bay window. Period details such as ornate coving and a charming fireplace add to the character. Double doors from here lead seamlessly into the rear reception room, which can also be accessed via the second door in the hallway.

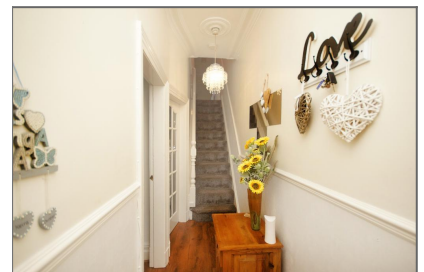
The rear reception room is equally bright, thanks to a large window, and continues the theme of character with ornate coving. This spacious room offers versatility and could serve as a dining room, second lounge, or even a multi-functional family space, catering to your needs. From here, you can step into the rear kitchen.

The rear kitchen offers a range of upper and lower base units, a handy under-stairs storage cupboard, and enough space for a dining table at the far end. Natural light floods the space from two windows and a side door, which provides access to the garden. The kitchen is equipped with a gas hob and gas oven, ensuring functionality meets practicality.

The stairs lead to a split-level landing, offering access to four bedrooms, three of which are generously sized doubles. A modern family bathroom completes the first floor, featuring a bath, sink over a vanity unit, and WC. A standout feature is the original roof light above the landing, which fills the space with even more natural light and highlights the home's period charm.

The rear garden is a true retreat, with a paved patio area ideal for outdoor seating and dining. The grass laid to lawn area is spacious and enjoys a sense of privacy, as it is not really overlooked. A side gate provides convenient access to the front of the property.

This beautifully maintained property is filled with character and is sure to appeal



to a range of buyers, whether you're a growing family, first-time buyer, professional, or even looking to downsize. Its charm, location, and versatility make it a home that's not to be missed.

Contact Bailey Estates today on 01704 564163 to arrange your viewing and secure this delightful home

Location

Leaving Bailey Estates office head south on Liverpool Road where at the traffic lights you will turn left onto Eastbourne Road. Continue for approximately 1.5 miles then turn right onto Sussex Road when you reach the crossroads with Norwood Road continue straight onto Peel Street. Take your first left onto Clifton Road where this stunning property will be on your right easily identified by a Bailey Estates For Sale Board.

Ground Floor

Porch - 3' 0" x 3' 8" (0.93m x 1.13m)

Entrance Hallway - 11' 5" x 3' 7" (3.49m x 1.1m)

Reception Room 1 - 13' 8" x 11' 11" (4.18m x 3.64m)

Reception Room 2 - 12' 3" x 12' 1" (3.75m x 3.69m)

Kitchen/Dining Room - 18' 5" x 8' 5" (5.63m x 2.57m)

First Floor

Landing - 20' 5" x 5' 7" (6.23m x 1.71m) (maximum measurements)

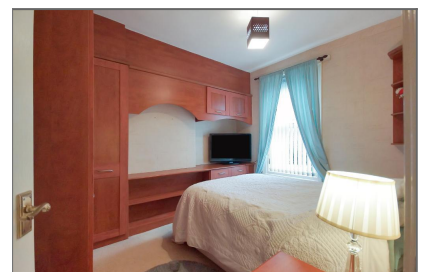
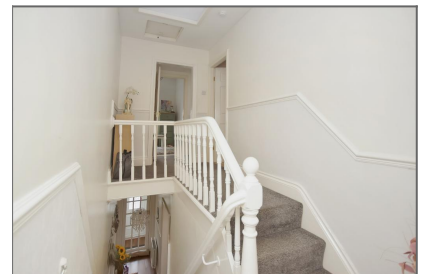
Bedroom 1 - 10' 1" x 8' 5" (3.09m x 2.57m)

Bathroom - 8' 3" x 5' 5" (2.53m x 1.67m)

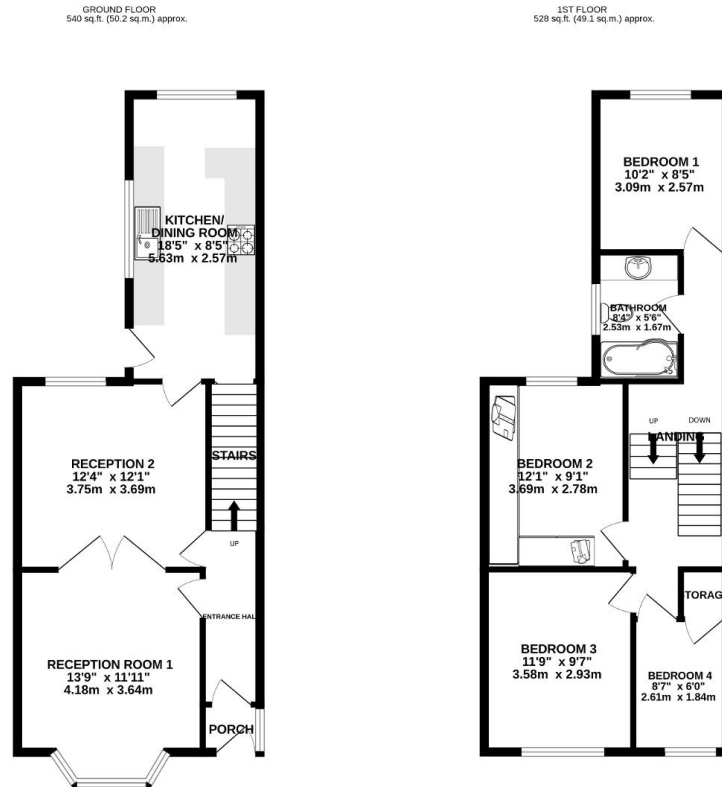
Bedroom 2 - 12' 1" x 9' 1" (3.69m x 2.78m)

Bedroom 3 - 11' 8" x 9' 7" (3.58m x 2.93m)

Bedroom 4 - 8' 6" x 6' 0" (2.61m x 1.84m)



Floorplans



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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 format, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

Council Tax Band C
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.