

**For Sale**

**Dunkirk Road, Birkdale, PR8 4RQ**



**Offers in Excess of £700,000 -  
Sold Subject to Contract**

**4 bedroom Detached**

- ✓ **Stunning Birkdale Family Home**
- ✓ **Impressive Master Bedroom & En Suite**
- ✓ **Elegant Conservatory with Garden Views**
- ✓ **Spacious Driveway & Detached Garage**
- ✓ **Prestigious Dunkirk Road Location**
- ✓ **South-Facing Landscaped Garden Sanctuary**
- ✓ **Close to Schools & Sports Clubs**
- ✓ **EPC Band Rating - 'D'**



# Bailey Estates

RESIDENTIAL SALES & LETTINGS

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## Description

Welcome to an exquisite four-bedroom period detached family home in one of Birkdale Southport's most desirable locations. Nestled along the prestigious Dunkirk Road, this impressive property offers the perfect blend of timeless elegance, modern comforts, and an enviable position close to everything a family could desire. This beautifully maintained and tastefully decorated home sits in a prime spot near Hillside train station, making commuting to Southport and Liverpool Lime Street a breeze. Directly opposite a private tennis club and within easy reach of some of the area's top schools, including Farnborough Road, Birkdale Boys, and Greenbank Girls, this home truly has an ideal setting. Nearby, you'll find renowned Hillside and Royal Birkdale Golf Clubs, as well as Southport Rugby Club, promising endless opportunities for recreation and leisure.

This remarkable family residence boasts a beautifully landscaped south-facing garden, offering ample grassy space, an elegant patio terrace, and an ornamental fish pond; an ideal sanctuary for outdoor relaxation and entertaining. The property welcomes you with a spacious, modern concrete imprinted driveway leading to a detached garage with an electric up-and-over door, as well as direct access to the charming front porch.

Step inside to discover a warm and inviting entrance hall that leads to an array of versatile living spaces. The front dining room features a cozy electric flame-effect fireplace, while the expansive family lounge offers a stunning limestone fire surround with a gas log-effect fire, setting a perfect ambiance for family gatherings. Original stained and leaded glazed double doors open to a south-facing uPVC conservatory, creating a seamless flow between indoor and outdoor living. The modern breakfast dining kitchen, fully equipped with premium integrated appliances, has ample space for family meals and opens to the garden via French doors, further enhancing this home's appeal. A convenient utility closet for laundry and side access to the detached garage and potting summer house make for a highly functional ground floor layout.

Upstairs, a sweeping staircase leads to a spacious landing. The principal bedroom exudes luxury with fitted furniture, a seating area, and an en suite shower room, providing a private retreat. The additional three bedrooms are generously sized, and the family bathroom includes a sleek four-piece suite. Unique period features, such as stained and leaded windows and original servants' bells, highlight the charm and history of this unique home.

Properties like this on Dunkirk Road are rare finds. Don't miss your chance to own this exceptional family home, where every day feels like a getaway. Call us today at 01704 564163 to arrange an early viewing &#8211; your dream home awaits.

## Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road turning





right at the traffic lights into Crescent Road. Travel along Crescent Road and just before the train crossing turn left here into Dover Road. Travel up Dover Road and take the third left into Dunkirk Road. The property is situated on the right handside and easily identified by a Bailey Estates FOR SALE board.

## Ground Floor

**Storm Porch - 7' 3" x 4' 0" (2.21m x 1.24m)**

**Entrance Hallway - 23' 5" x 8' 9" (7.15m x 2.69m)**

**Cloak/WC - 7' 8" x 3' 3" (2.37m x 1.01m)**

**Dining Room - 15' 11" x 14' 7" (4.86m x 4.46m)**

**Family Reception Lounge - 23' 6" x 13' 7" (7.17m x 4.16m)**

**Conservatory/Sun Room - 13' 8" x 13' 5" (4.2m x 4.1m)**

**Breakfast Dining Kitchen - 19' 8" x 19' 8" (6m x 6m)**

## First Floor

**1st Floor Landing - 15' 1" x 11' 0" (4.6m x 3.37m)**

**Principle Bedroom - 19' 2" x 18' 9" (5.86m x 5.74m)**

**Principle En Suite - 8' 2" x 7' 10" (2.51m x 2.4m)**

**Family Bathroom - 11' 1" x 8' 10" (3.4m x 2.7m)**

**Front Bedroom 1 - 13' 6" x 12' 2" (4.13m x 3.73m)**

**Front Bedroom 2 - 11' 7" x 9' 1" (3.54m x 2.78m)**

**Rear Bedroom - 13' 6" x 11' 5" (4.13m x 3.5m)**



## Floorplans

GROUND FLOOR  
1385 sq.ft. (128.7 sq.m.) approx.

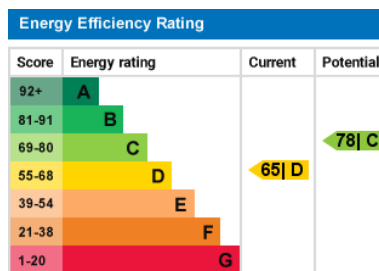


1ST FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 2255 sq.ft. (209.5 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 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 Band G  
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

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