

**For Sale**

**Trafalgar Road, Birkdale, PR8 2NL**



**Offers in Excess of £749,999 -  
Sold Subject to Contract**

**3 bedroom Detached Bungalow**

- ✓ **Detached Bungalow**
- ✓ **Fully Renovated Throughout**
- ✓ **Expansive Rear Garden**
- ✓ **Spacious Garage**
- ✓ **Three Bedrooms**
- ✓ **Stunning Fitted Kitchen**
- ✓ **Modern Shower Room & Two WC's**
- ✓ **EPC Band Rating - 'C'**



## Description

**\*\* PRIME BIRKDALE SETTING - NO CHAIN DELAY - COMPLETE RENOVATION THROUGHOUT \*\* VIEWING HIGHLY RECOMMENDED \*\***

Bailey Estates proudly presents this exquisite three-bedroom detached bungalow, fully renovated to an exceptional standard and situated on the highly sought-after Trafalgar Road in Birkdale. This desirable location places you just a stone's throw from Hillside Golf Club, with Greenbank High School and other excellent educational facilities nearby. Ideal for families, commuters, and outdoor enthusiasts alike, the area boasts superb transport links, scenic walks, and is a haven for dog walkers and nature lovers.

From the moment you arrive, this stunning property captivates with its striking exterior, expansive front lawn, and modern architectural touches. The front driveway offers ample off-road parking and leads to double side-access gates, enhancing both practicality and privacy.

Step through the inviting front door, and you're greeted by sleek light fittings and modern doors that set the tone for this sophisticated home. To the left, double black-framed glass doors open into an expansive front lounge, bathed in natural light. This space seamlessly transitions into the rear dining area, featuring large windows and bi-folding patio doors complete with integrated blinds a modern touch that brings the outdoors in.

Adjacent to the dining area, a convenient storage room leads to a chic WC adorned with gold accents, including a stylish radiator and tap, creating a sense of luxury.

The heart of the home is the stunning modern kitchen, designed with both aesthetics and functionality in mind. Featuring ample upper and lower base units, an eye-level oven and microwave, an American-style fridge freezer, and a central island with an induction hob (with a gas connection available beneath for future flexibility), this kitchen caters to every culinary need. The sink and drainer are perfectly positioned to take in views of the expansive rear garden, making washing up a pleasure. A door leads to the utility area with additional base units, a sink, and space for appliances. Beyond the utility room lies a practical boot room with an external door, ideal for returning from countryside walks with ease.

An internal hallway guides you to three well-proportioned bedrooms. The contemporary family shower room is a standout feature, complete with a walk-in shower, dual "his and hers" sinks, a modern heated towel rail, and light-up touch mirrors. A separate WC adds further convenience.

The rear garden is a true highlight, with a vast lawn bordered by mature trees and shrubs, offering privacy and space for outdoor activities or future landscaping projects. A large patio area provides the perfect setting for al fresco dining or entertaining. The property also features a substantial garage with an



electric up-and-over door and side access, complemented by double side-access gates that allow for vehicles to pass through to the rear of the property.

This beautifully renovated bungalow combines modern luxury with timeless charm and offers endless potential for further customization. Don't miss the chance to make this exceptional property your forever home. Contact Bailey Estates today on 01704 564163 to arrange your viewing and discover all this home has to offer.

## Location

Leaving Bailey Estates office, head south on Liverpool Road towards Crosby Road, at the traffic lights turn right onto Crescent Road. Continue on Crescent Road for approximately 0.3 miles then continue straight onto Grosvenor Road then turn left onto Trafalgar Road where this exquisite home will be on the right.

## Ground Floor

**Entrance Hall - 16' 0" x 9' 11" (4.89m x 3.04m)**

**Living Room - 24' 8" x 19' 0" (7.52m x 5.8m)** (maximum width)

**WC 1 - 6' 4" x 5' 9" (1.94m x 1.77m)**

**Storage Room - 5' 1" x 4' 10" (1.55m x 1.49m)**

**Dining Room/Lounge - 25' 4" x 14' 5" (7.74m x 4.41m)**

**Kitchen - 22' 6" x 14' 4" (6.88m x 4.37m)**

**Utility Room - 8' 9" x 7' 3" (2.69m x 2.21m)**

**Lobby - 2' 7" x 2' 10" (0.8m x 0.88m)**

**Boot Room - 3' 11" x 2' 11" (1.21m x 0.9m)**

**Inner Hallway - 17' 10" x 3' 4" (5.44m x 1.03m)**

**Bedroom 1 - 13' 9" x 13' 9" (4.22m x 4.21m)**

**Bedroom 2 - 13' 11" x 12' 0" (4.25m x 3.66m)**

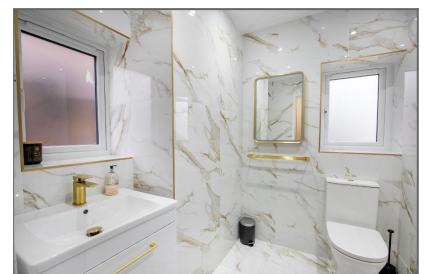
**Secondary Inner Hallway - 11' 5" x 3' 1" (3.49m x 0.95m)**

**Shower Room - 8' 9" x 12' 0" (2.68m x 3.66m)**

**WC 2 - 5' 4" x 2' 11" (1.63m x 0.9m)**

**Bedroom 3 - 11' 9" x 8' 9" (3.59m x 2.68m)**

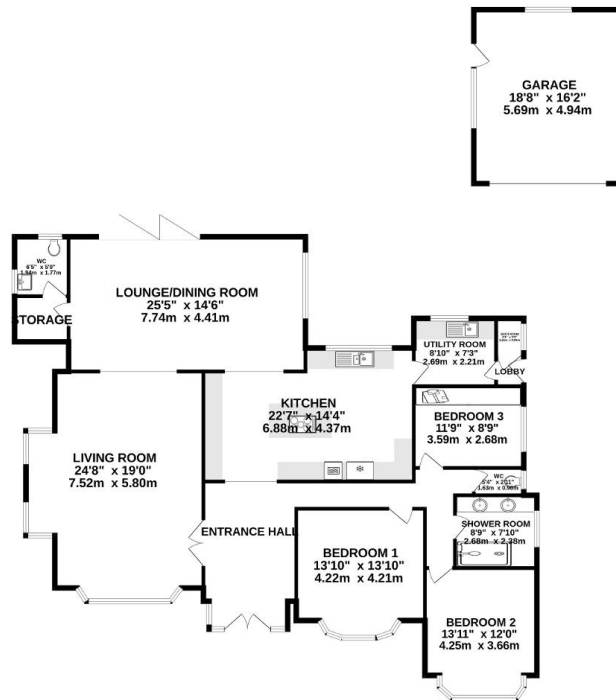
## Exterior



Garage - 18' 8" x 16' 2" (5.69m x 4.94m)

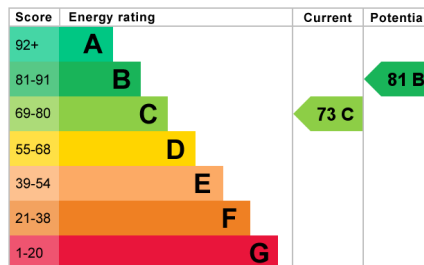
## Floorplans

GROUND FLOOR  
2298 sq.ft. (213.5 sq.m.) approx.



TOTAL FLOOR AREA: 2298 sq.ft. (213.5 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 Banding - G  
Local Authority - Sefton Council

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Company No. 06568613  
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Bailey Estates is a trading name of  
'Nigel Bailey Estates Limited'

Tenure: Freehold

Note: Some internal photos are enhanced with the aid of AI Virtual Staging

**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.