

For Sale

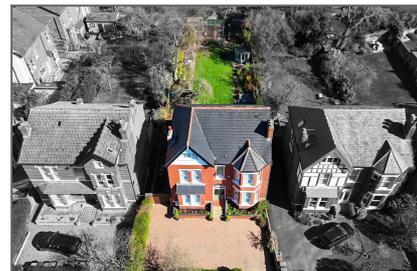
Conyers Avenue, Birkdale, PR8 4SZ



Offers in Excess of £775,000 - Available

6 bedroom Detached

- ✓ **6 Bedroom Detached**
- ✓ **Desirable Birkdale, Southport Location**
- ✓ **Family Bathroom & 2 Ensuite Shower Rooms**
- ✓ **Off Road Parking**
- ✓ **Beautifully Presented Throughout**
- ✓ **Presented Over 3 Floors**
- ✓ **Expansive Sun Catching Rear Garden**
- ✓ **EPC Band Rating - 'D'**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Registered in England & Wales
Company No. 06568613
VAT No. 934539209

Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Bailey Estates proudly presents this magnificent six-bedroom detached Edwardian residence, perfectly situated on the highly sought-after Conyers Avenue.

Conyers Avenue is a prestigious residential street, ideally positioned between Hillside and Birkdale train stations, offering residents excellent transport links. Both stations provide regular services to Liverpool and surrounding areas, making commuting effortless.

This location is highly regarded for its excellent local schools, making it an ideal choice for families. Birkdale Primary School and Greenbank High School are both within close proximity, alongside other well-regarded primary and secondary schools.

Southport Beach, Marine Lake, and nearby parks provide scenic outdoor spaces for relaxation and leisure, while Royal Birkdale Golf Club is within easy reach for golf enthusiasts.

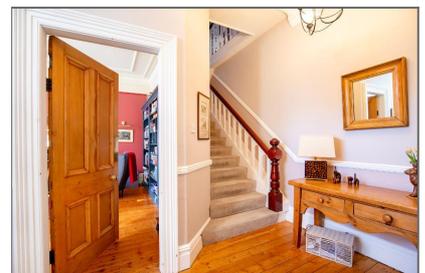
Arriving at the property, you are greeted by a sweeping driveway that provides ample off-road parking, with double gates leading to the rear. The grand entrance features a spacious porch, leading through a stunning stained-glass door into an elegant hallway adorned with ornate coving, a preview of the period charm within.

To the left, the front reception room boasts an open fireplace, while to the right, another reception room features a gas fire and a beautiful bay window. Both rooms exude timeless character, complete with central ceiling roses and intricate coving.

Continuing through the hallway, a downstairs WC is conveniently located before reaching the spacious dining room, which seamlessly flows into the kitchen. The dining area benefits from patio doors leading to the rear garden, opening onto an initial decked patio. The well-appointed kitchen offers ample storage, an integrated dishwasher, range cooker, and a large window framing picturesque views over the garden, with a double sink and drainer beneath.

Beyond the kitchen, a generous utility room provides extensive storage, an integrated freezer, a second double sink, and plenty of natural light from two windows and a skylight. There is also access to under-stair storage, which is open into the utility room.

Ascending to the first floor, you'll find four double bedrooms, two of which comfortably accommodate a king-size bed. The principal bedroom enjoys the added luxury of an en-suite shower room with a shower cubicle, WC, and sink. A family bathroom serves the remaining rooms, featuring a bath with shower attachment, WC, and sink.



The second floor boasts two further double bedrooms, with the primary bedroom on this level easily fitting a king-size bed and benefitting from an en-suite shower room. Additionally, there is a spacious storage room on this floor.

The rear garden is truly a delight. From the initial decked patio, steps lead down to a beautifully manicured lawn, framed by a large blossom tree, mature shrubs, and trees. At the end of the garden, there are vegetable patches, offering a wonderful space for gardening enthusiasts.

This exceptional home offers timeless elegance, ample storage, and a stunning outdoor space, a rare opportunity not to be missed! Don't miss out on your dream family home, call Bailey Estates today on 01704 564163 to arrange a viewing.

Location

Leave Bailey Estates and head South on Liverpool Road. Turn right at the 1st set of lights onto Crescent Road and continue along for approximately 300 yards turning left into Dover Road. Continue along for approximately 100 yards and take your first available left turning into Conyers Avenue. The property will be situated on the left easily identified by a Bailey Estates "FOR SALE" board.

Ground Floor

Porch - 3' 6" x 5' 5" (1.07m x 1.67m)

Entrance Hallway - 14' 11" x 8' 7" (4.55m x 2.62m) (maximum measurements)

Lounge - 17' 2" x 13' 4" (5.24m x 4.07m)

Sitting Room - 17' 2" x 13' 4" (5.24m x 4.08m)

WC - 5' 11" x 3' 11" (1.82m x 1.2m)

Dining Room - 11' 11" x 8' 11" (3.64m x 2.74m)

Kitchen - 12' 3" x 11' 11" (3.74m x 3.64m)

Utility Room - 18' 11" x 10' 11" (5.78m x 3.34m)

Storage - 6' 6" x 3' 11" (2m x 1.21m)

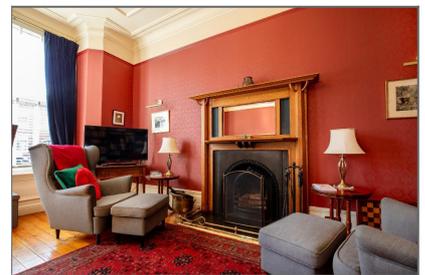
First Floor

First Floor Landing - 23' 1" x 12' 0" (7.06m x 3.67m) (maximum measurement)

Family Bathroom - 10' 7" x 7' 6" (3.23m x 2.31m)

Bedroom 1 - 11' 9" x 9' 8" (3.59m x 2.97m)

Bedroom 2 - 15' 10" x 9' 5" (4.84m x 2.89m)



Bedroom 3 - 17' 2" x 13' 4" (5.24m x 4.07m)

Bedroom 4 - 16' 0" x 13' 0" (4.88m x 3.97m)

Bedroom 4 En-Suite - 8' 1" x 5' 5" (2.47m x 1.67m)

Second Floor

Second Floor Landing - 13' 5" x 6' 2" (4.09m x 1.88m)

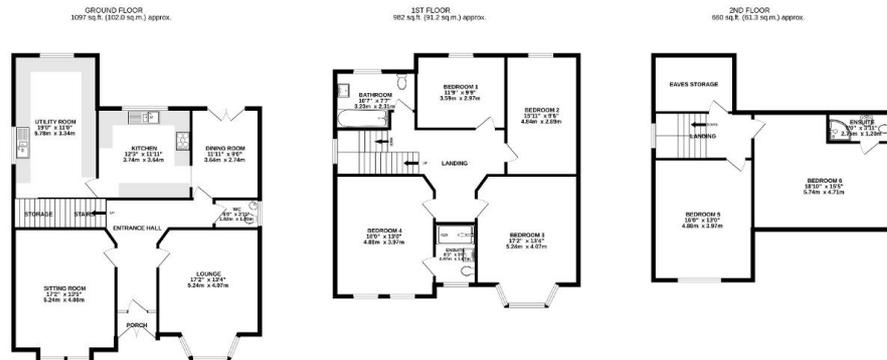
Bedroom 5 - 16' 0" x 13' 0" (4.88m x 3.97m)

Bedroom 6 - 18' 9" x 15' 5" (5.74m x 4.71m)

Bedroom 6 Ensuite - 9' 0" x 3' 11" (2.75m x 1.2m)

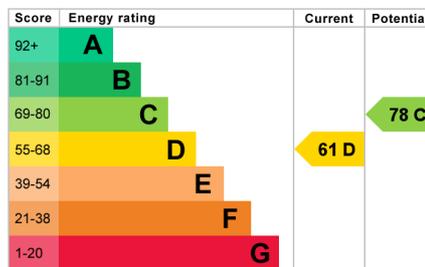
Eaves Storage - 10' 4" x 7' 10" (3.15m x 2.41m)

Floorplans



TOTAL FLOOR AREA: 2739 sq ft (254.4 sq m) approx.

While 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.
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Additional Information

Council Tax Banding - F

Registered in England & Wales
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Local Authority - Sefton Council

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.