

For Sale

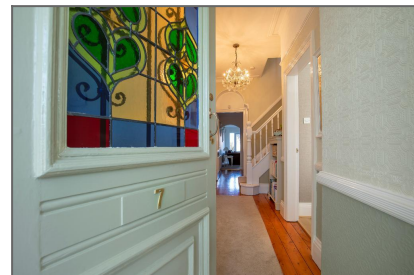
Clive Road, Birkdale, PR8 4RZ



£330,000 - Available

4 bedroom Semi-Detached

- ✓ **4 Bedroom Semi Detached**
- ✓ **Presented Over 3 Floors**
- ✓ **Immaculate Condition Throughout**
- ✓ **Expansive Garage**
- ✓ **3 Reception Rooms**
- ✓ **Birkdale Village Location**
- ✓ **Sun Catching Rear Garden**
- ✓ **Modern Fitted Kitchen**
- ✓ **EPC Rating - 'D'**



Description

****Spacious & Elegant Four Bedroom Family Home in the Heart of Birkdale****

Bailey Estates is delighted to present this beautifully maintained and tastefully appointed family home, ideally located on Clive Road in the highly sought-after area of Birkdale. The nearby Birkdale train station provides direct connections to Southport and Liverpool, making it an ideal location for commuters. Families will also appreciate the excellent local schools, scenic coastal walks, and well-regarded golf courses nearby.

Stepping inside, you are welcomed by a charming storm porch leading into an impressive reception hallway, which immediately showcases the character of this home. The stunning front door, adorned with exquisite stained glass and intricate beading, sets the tone for the elegance within. Period features such as decorative coving and a spindle staircase add to the charm.

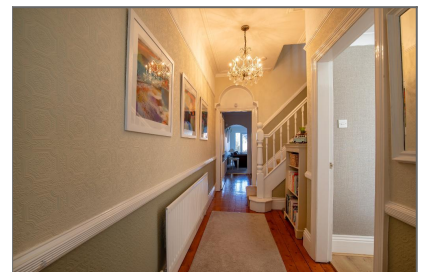
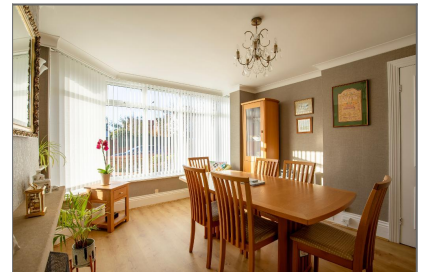
The front reception room, currently used as a dining area, is bathed in natural light thanks to a large bay window, creating a bright and inviting space. A door from here leads into the rear fitted kitchen, which features a gas hob and ample cabinetry. At the end of the kitchen, a convenient utility area provides additional storage and workspace, with a door offering direct access to the rear garden.

Returning to the hallway, you arrive at the cosy rear snug, a perfect retreat that benefits from natural light filtering through a window connecting to the sitting room beyond. This space seamlessly flows through an open archway into the spacious rear sitting room, where two side windows and patio doors flood the room with light. A wood-burning stove provides a warm and welcoming focal point, making this the ideal spot for relaxation.

Ascending the split-level staircase, the first landing leads to a bright and well-maintained family bathroom, complete with a bath and shower attachment, WC, and sink. Continuing up to the main landing, you'll find four generously sized bedrooms, including a master bedroom with its own en-suite shower room featuring a shower cubicle, WC, and sink. A further staircase leads to the second floor, which is currently used for storage and also provides access to a spacious loft area.

Externally, a flagged and paved driveway to front offers ample parking and to the side of the property, there is a shared driveway given access to the private expansive garage which is truly impressive in size. The rear garden offers a perfect balance of patio and lawn space, bordered by an array of shrubs, bushes, and flowering plants, making it a wonderful setting for outdoor enjoyment.

With its blend of period charm, spacious accommodation, and prime location in the heart of Birkdale, this exceptional family home is not to be missed. Call Bailey Estates today on 01704 564163, as early viewing is highly recommended!



Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road, eventually arriving at Richmond Road on your right hand side. Turn right into Richmond Road and continue to the end where at the junction you will turn left into Clive Road. The property is situated on the left hand side easily identified by a Bailey Estates FOR SALE board.

Ground Floor

Porch - 5' 1" x 3' 8" (1.57m x 1.13m)

Entrance Hallway - 15' 6" x 5' 8" (4.74m x 1.73m) (maximum width)

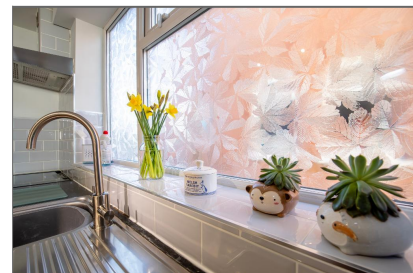
Dining Room - 13' 3" x 12' 4" (4.04m x 3.78m)

Kitchen - 18' 9" x 11' 7" (5.74m x 3.54m)

Sitting Room/Snug - 11' 0" x 9' 1" (3.36m x 2.79m)

Reception Room - 13' 10" x 11' 0" (4.24m x 3.36m)

Bedroom 3 - 10' 0" x 9' 4" (3.07m x 2.85m)



First Floor

Landing - 10' 0" x 11' 11" (3.07m x 3.64m) (maximum measurements)

Bathroom - 8' 11" x 5' 4" (2.72m x 1.63m)

Bedroom 1 - 11' 1" x 8' 8" (3.39m x 2.65m)

Bedroom 2 - 11' 1" x 7' 3" (3.39m x 2.21m)

Master Bedroom - 13' 10" x 11' 0" (4.24m x 3.36m)

En Suite - 6' 10" x 6' 7" (2.1m x 2.01m)



Floorplans



TOTAL FLOOR AREA: 1761 sq ft (163.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - D
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.