

For Sale

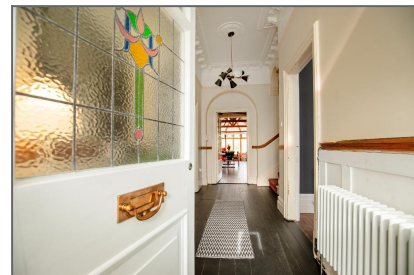
Carlisle Road, Birkdale, PR8 4DJ



Offers in Excess of £580,000 - Available

4 bedroom Detached

- ✓ **4 Bedroom Detached**
- ✓ **Well Presented Throughout**
- ✓ **Expansive Rear Garden**
- ✓ **Modern Family Bathroom**
- ✓ **Three Spacious Reception Rooms**
- ✓ **Birkdale Village Location**
- ✓ **Large Rear Kitchen/Dining Room**
- ✓ **EPC Rating - 'D'**



Description

Bailey Estates is thrilled to present this exquisite four-bedroom detached residence, offering a perfect blend of period elegance and modern luxury. Nestled on the prestigious Carlisle Road, in the heart of Birkdale Village, this home is ideal for families seeking spacious, sophisticated living in a prime location.

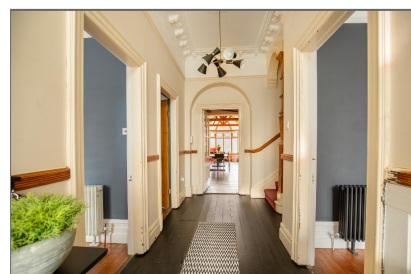
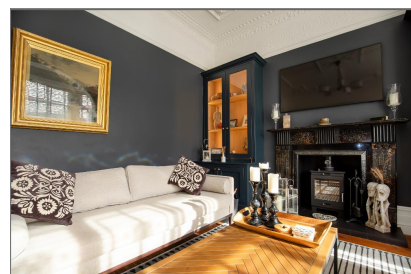
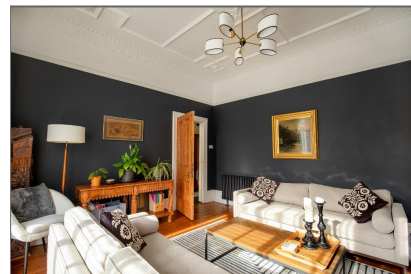
A beautifully maintained block-paved driveway, bordered by Cotswold stone and mature hedging, leads to the front of the property. A double gate to the side provides additional access and features a Pod Point EV car charger. The striking Victorian circular porch with intricate fretwork, leads to the black Accoya front door, complete with aged brass fittings. The front door opens into a charming entrance porch, where original Minton Victorian floor tiles extend seamlessly from the exterior step into the porch itself.

Inside, the grand hallway sets the tone for this character-filled home, featuring rich black wood flooring, ornate coving, a dado rail, and a stylish ceiling rose. The original floorboards on the ground floor have been meticulously stripped and restored, preserving the home's timeless charm. A convenient cloakroom/shower room is tucked under the stairs, complete with a modern shower cubicle, WC, sink, and storage cupboard.

The two front reception rooms are a masterclass in Victorian elegance, with high ceilings, intricate plasterwork, decorative ceiling roses, and ornate coving. Large bay windows with wooden Venetian blinds flood the rooms with natural light. The first reception room exudes warmth, featuring a log-burning stove set within a stunning Victorian slate fireplace, complemented by fitted glazed cupboards with LED lighting. The second reception room benefits from an Aga Balanced Flue gas stove, offering both style and warmth. Beyond the lounge, the spacious rear dining room provides a refined yet cosy setting, featuring a gas fireplace and original Victorian fitted cupboards, beautifully framing the chimney breast. Plantation shutters complete the room's classic aesthetic.

At the heart of the home, the expansive open-plan kitchen and dining room is designed for both practicality and style. Featuring a six-ring gas range cooker, ample storage, and a separate utility room that doubles as a pantry or larder, this space is both functional and stylish. The dining area at the far end of the kitchen boasts a conservatory-style design, allowing natural light to pour in through windows along the rear wall and ceiling. Patio doors lead directly onto the expansive private garden, making this the perfect space for family gatherings and summer entertaining.

Upstairs, four beautifully designed bedrooms offer comfort and style. Two double bedrooms feature elegant, fitted wardrobes with an oak-lined finish and internal drawers. All bedrooms are fitted with plantation shutters, enhancing privacy while maintaining the home's classic style. A dedicated laundry room at the top of the stairs makes household chores effortless, featuring a quartz-topped undermount



sink, limestone flooring, a pull-down drying rack, and hand-selected Sandberg wallpaper; a practical space with a luxurious feel.

The family bathroom is a true sanctuary, designed with both luxury and functionality in mind. Featuring a free-standing bath, a walk-in shower, a Lusso stone double vanity unit, a wall mounted WC, this space is complimented with underfloor heating, stunning Starel marble herringbone flooring, and Carrera marble wall tiles; an elegant retreat to unwind in style.

Step outside to discover a meticulously maintained rear garden, beginning with a paved patio area, perfect for al fresco dining and summer entertaining. Beyond, a lush, expansive lawn offers a private retreat rarely found in such a sought-after location.

For further details or to arrange a viewing, contact Bailey Estates today on 01704 564163.

Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road. Continue over the traffic lights and take the second turning into Carlisle Road. The property is situated on the left hand side approximately 250 yards down and easily identified by a Bailey Estates 'For Sale' board.

Ground Floor

Porch - 4' 0" x 5' 4" (1.22m x 1.65m)

Entrance Hallway - 16' 8" x 5' 4" (5.1m x 1.65m)

Family Room - 15' 3" x 12' 6" (4.68m x 3.83m)

Lounge - 15' 3" x 15' 3" (4.68m x 4.68m)

Cloakroom/WC - 9' 0" x 4' 7" (2.75m x 1.4m)

Dining Room - 15' 6" x 11' 3" (4.74m x 3.43m)

Kitchen Utility - 12' 7" x 6' 10" (3.86m x 2.1m)

Kitchen - 12' 8" x 12' 7" (3.88m x 3.86m)

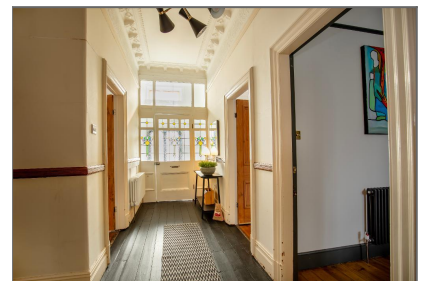
Dining/Family Room - 29' 0" x 8' 2" (8.86m x 2.49m)

First Floor

Landing - 21' 5" x 10' 4" (6.55m x 3.15m) (maximum measurement)

Bedroom 1 - 13' 2" x 12' 7" (4.02m x 3.86m)

Bedroom 2 - 9' 6" x 8' 2" (2.9m x 2.49m)



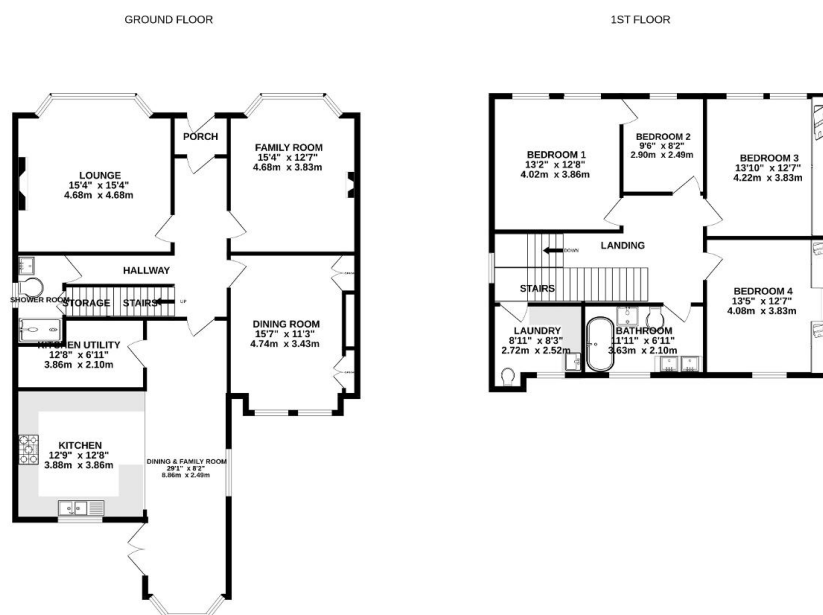
Bedroom 3 - 13' 9" x 12' 6" (4.22m x 3.83m)

Bedroom 4 - 13' 4" x 12' 6" (4.08m x 3.83m)

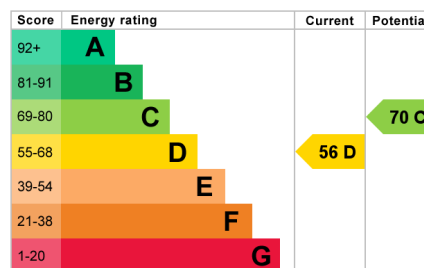
Bathroom - 11' 10" x 6' 10" (3.63m x 2.1m)

Laundry Room - 8' 11" x 8' 3" (2.72m x 2.52m)

Floorplans



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 is given as to their operability or efficiency can be given.
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Additional Information

Council Tax Banding - E
Local Authority - Sefton Council

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VAT No. 934539209

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Tenure: Freehold

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