

For Sale

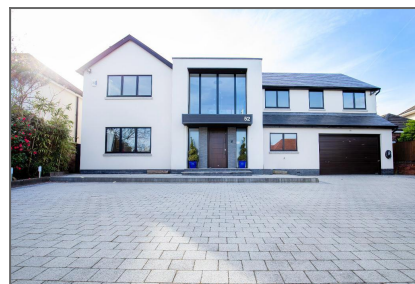
Trafalgar Road, Birkdale, PR8 2NL



Offers in Region of £1,250,000 - Available

5 bedroom Detached

- ✓ **5 Bedroom Detached**
- ✓ **Family Bathroom & 2 Ensuite Shower Rooms**
- ✓ **Exquisite Landscaped Rear Garden**
- ✓ **Gated Off Road Driveway Parking**
- ✓ **Breathtaking Throughout**
- ✓ **Prime Location**
- ✓ **Expansive Lounge**
- ✓ **Generous Loft Room**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

Bailey Estates
51 Liverpool Road, Birkdale
Southport PR8 4BD
T: 01704 564163
E: info@baileystates.co.uk
www.baileystates.co.uk



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

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

Description

Bailey Estates is delighted to present this breathtaking five-bedroom detached residence, situated on the prestigious Trafalgar Road in Birkdale. This exquisite home offers an unrivalled blend of contemporary luxury and timeless elegance, positioned just moments from the renowned Royal Birkdale Golf Club. With excellent transport links, scenic coastal walks, and an abundance of local amenities, this location is ideal for families and professionals alike.

From the moment you arrive, this property captivates with its striking exterior and private, gated entrance. The block-paved driveway, complete with an electric car charging port, sets the tone for the high-specification living that awaits within. Step inside to a luminous entrance hallway, where floor-to-ceiling glass floods the space with natural light, creating an inviting and airy atmosphere. A set of grand double doors leads directly into the expansive rear sitting and dining area, with patio doors which frame the breathtaking landscaped garden beyond. To the left, a beautifully proportioned lounge enjoys dual-aspect views, with a large front-facing window and rear sliding doors that seamlessly connect the indoors to the outdoors. A contemporary gas fireplace serves as an elegant focal point, adding warmth and sophistication to the space.

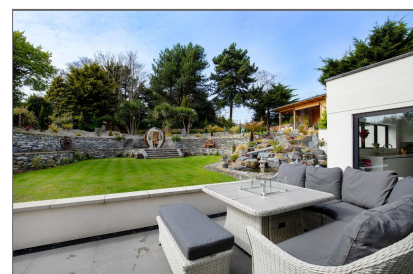
Further along the hallway, you will find a stylish downstairs WC, a well-equipped utility room offering ample storage. Returning to the main living area, the open-plan kitchen, dining, and sitting space is nothing short of spectacular. This stunning kitchen is flooded with natural light from two sets of sliding doors and a large picture window. The sleek, modern design is enhanced by LED ceiling lighting and an array of premium integrated appliances, including two Neff ovens, Neff microwave, plate warmer, full-sized fridge and freezer, induction hob with a sophisticated extractor, dishwasher, and a state-of-the-art boiling and chilled water tap. A discreet door leads to the integral garage and a convenient storage cupboard.

Ascending the staircase to the first floor, with a striking floor-to-ceiling window above the entrance allowing natural light to cascade through the home. A feature light fixture adds a dramatic touch, while a charming seating area on the landing offers a tranquil retreat.

Five generously sized double bedrooms provide exceptional comfort, with four of the five bedrooms enjoying rear-facing views over the magnificent landscaped garden. Two of these benefit from sleek en-suite shower rooms, while the principal suite boasts bespoke fitted wardrobes, a private dressing room, and patio doors that open onto the garden. The stylish family bathroom is fitted with Grohe fixtures, including a contemporary vanity unit, WC, bath with overhead rainfall shower, and a glass screen.

A hidden gem within this home is the expansive loft room. Accessed via a staircase discreetly located behind a door in the fourth bedroom, offers endless potential as an additional bedroom, private retreat, home office, or additional living area.

The rear garden is a masterpiece in its own right, a professionally landscaped haven designed for relaxation and entertainment. Featuring layers of exquisite Welsh stone, two serene water fountains, and an expansive central lawn, the outdoor space is a true oasis. At the highest level, a bespoke garden room



provides the perfect spot to unwind while taking in the peaceful surroundings. As the garden room has both main electric and water supply it would also be ideal for an outdoor office as both the floor and roof are insulated and the glass is double glazed.

Thoughtfully designed electric sun blinds extend over the patio, offering shade and sophistication on warm summer days. The property also benefits from an array of solar panels located on the rear roof which are linked to a battery storage system. This allows for the efficient capture and storage of solar energy which contributes to a more eco friendly living environment.

Location

Leaving Bailey Estates office, head south on Liverpool Road, at the traffic lights turn right onto Crescent Road. Continue on Crescent Road over the railway crossing, then continue straight onto Grosvenor Road. The third left takes you into Trafalgar Road, where this exquisite home is situated approximately 500 yards on the right hand side.

Ground Floor

Entrance Hallway - 17' 0" x 18' 4" (5.2m x 5.6m) (maximum measurements)

Living Room - 25' 7" x 13' 11" (7.8m x 4.25m)

Sitting/Dining Room - 24' 8" x 11' 2" (7.54m x 3.41m)

Kitchen - 23' 0" x 14' 9" (7.03m x 4.51m)

WC - 3' 11" x 3' 6" (1.21m x 1.07m)

Utility Room - 10' 0" x 9' 11" (3.06m x 3.04m)

Garage - 15' 7" x 13' 8" (4.76m x 4.2m)

First Floor

Landing - 17' 3" x 28' 7" (5.26m x 8.73m) (maximum measurement)

Bedroom 1 - 13' 11" x 12' 2" (4.25m x 3.71m)

Bedroom 2 - 14' 10" x 13' 0" (4.54m x 3.97m)

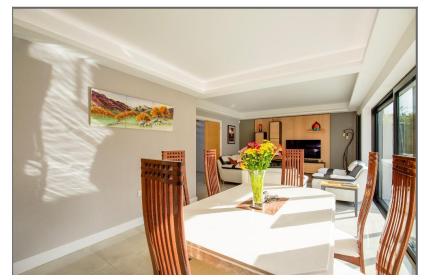
Bedroom 2 Ensuite - 9' 10" x 4' 2" (3.02m x 1.29m)

Bedroom 3 - 13' 0" x 12' 4" (3.97m x 3.77m)

Bedroom 4 - 13' 0" x 9' 0" (3.97m x 2.75m)

Bedroom 5 - 15' 7" x 14' 9" (4.76m x 4.51m)

Office/Dressing Room - 7' 1" x 6' 0" (2.18m x 1.85m)



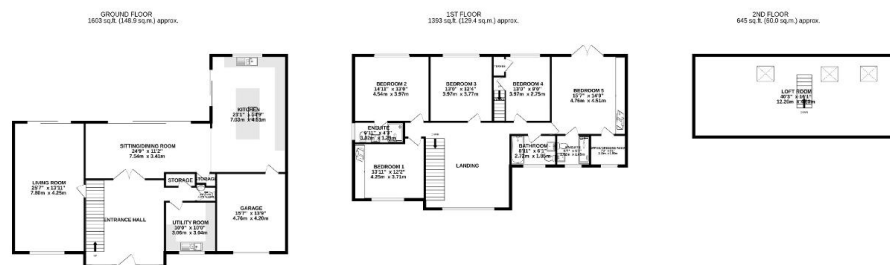
Bedroom 5 Ensuite - 6' 7" x 6' 0" (2.02m x 1.85m)

Bathroom - 8' 11" x 6' 0" (2.72m x 1.85m)

Second Floor

Loft Room - 40' 2" x 16' 0" (12.26m x 4.89m)

Floorplans



TOTAL FLOOR AREA: 3641 sq ft (338.3 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with MapInfo ©2025

Additional Information

Council Tax Band G.
Local Authority Sefton.

Tenure Freehold.

Please note the loft room can only be used for storage and any of the suggested uses would be subject to planning approval.

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.