



26 Waterloo Road Birkdale Southport PR8 2NF



£950,000
Subject to Contract

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Southport's Estate Agent

An early viewing is recommended to appreciate the extent of the accommodation offered by this substantial, detached residence situated in a sought after location on the Shoreside of Birkdale. The location is convenient for both local schools, transport links to public schools, Royal Birkdale Golf Club and the facilities of Birkdale Village. Extensive family accommodation briefly includes; dining hall, two lounges, study/conservatory, dining kitchen and dining room, utility and cloakroom. On the first floor there are five bedrooms and three bathrooms and two further bedrooms and a bathroom are located on the second floor. Established gardens are a feature with extensive rear garden being on three levels and extending to a feature wooded area at the rear. Parking for several vehicles and a garage.

Dining Hall

Parquet flooring, mahogany panelling to frieze, coving and walls, fixture cupboard, old school radiator. Recess for open coal fire with brick surround, panelled walls and leaded window.

Lounge

19'7" into bay x 14'2" x 17'3" into side inglenook, 5.97m into bay x 4.32m x 5.26m into side inglenook
Inglenook with half panelling and two feature leaded side windows. Living flame pebble effect gas fire, attractive minster style surround. Parquet flooring. Door to

Study/Conservatory

15'11" x 7'2", 4.85m x 2.18m
Leaded windows to front and side and door to useful store.

Store

13'4" x 7'2" extending to 9'1", 4.06m x 2.18m extending to 2.77m
Upvc double glazed window and door to rear garden.

Rear Lounge

16' x 18'10" extending to 20'8" into side inglenook, 4.88m x 5.74m extending to 6.30m into side inglenook
Upvc double glazed window overlooking the rear garden, old school radiator and decorative panelling to frieze and coving. Inglenook with attractive cast iron fireplace with living flame gas fire, panelling, fixture leaded side windows, parquet flooring.

Kitchen

21' x 13'10", 6.40m x 4.22m
Two Belfast style sink units with mixer tap and granite working surfaces. A range of base units with cupboards and drawers, wine rack. Wall cupboards, glass and china display cupboards, recess for Range cooker with cooker hood above. Plumbing for dishwasher, island unit with base units, pull out vegetable baskets, granite working surfaces. Useful under stairs cupboard and recess spot lighting. Upvc double glazed side windows and door to side porch. Steps up to

Breakfast Area

8'8" x 8'10", 2.64m x 2.69m
Upvc double glazed windows overlooking the rear garden, recess spot lighting and recess for tv.

Dining Room

13'4" x 13'2", 4.06m x 4.01m
Upvc double glazed french door and side windows to rear garden, old school radiators.

Rear Hall

5'2" x 8'2", 1.57m x 2.49m

Utility Room

4'7" x 7'5", 1.40m x 2.26m
Plumbing for washing machine. Upvc double glazed window to rear garden.

Cloaks

6'3" x 10'3", 1.91m x 3.12m
Feature double glazed and leaded windows, vanity wash hand basin with cupboards below, heated towel rail/radiator. Door to....

Wc

2'8" x 6'2", 0.81m x 1.88m
Leaded window with low level sutie.

Side Porch

Door to cellar and housing 'Ideal' central heating boiler.



First Floor Landing

Bedroom 1

19' x 16'1", 5.79m x 4.90m

Upvc double glazed window overlooking the rear garden.

En Suite Bathroom

8'11" x 9'8", 2.72m x 2.95m

Upvc double glazed window, wash hand basin, panelled bath, wash hand basin, door to Wc measuring 3'1" x 8'5" low level suite.

Bedroom 2

17' x 15'3", 5.18m x 4.65m

Leaded window,

En Suite Bathroom

10'11" x 8'6", 3.33m x 2.59m

Leaded window, bath, wash hand basin, built in cupboard, door to....

En Suite Wc

3' x 5'9", 0.91m x 1.75m

Bedroom 3

13' x 15'8", 3.96m x 4.78m

Leaded window, recess with wash hand basin and fitted cupboard.

Bedroom 4

13'5" x 10'1", 4.09m x 3.07m

Upvc double glazed window, wash hand basin.

Bedroom 5

13'2" x 13'10", 4.01m x 4.22m

Leaded window, tiled fireplace.

Bedroom 6

10'7" excluding door recess x 8'7", 3.23m excluding door recess x 2.62m

Useful cupboard below stairs, Upvc double glazed window.

Bathroom

12' x 5'9" extending to 9'8", 3.66m x 1.75m extending to 2.95m

Upvc double glazed window, white suite including panelled bath with mixer tap and shower attachment. Two pedestal wash hand basins, low level Wc, corner entry shower enclosure, thermostatic shower, towel rail/radiator.

Second Floor Landing

Stairs provide access to the second floor. Airing cupboard, Upvc double glazed window.

Bedroom 7

18' x 8'2" extending to 11'11", 5.49m x 2.49m extending to 3.63m

Bedroom 8

7'7" extending to 10'8" x 10'3", 2.31m extending to 3.25m x 3.12m

Bathroom

6' x 6'8", 1.83m x 2.03m

Bath, wash hand basin, low level Wc, Upvc double glazed window.

Luggage Room

6'3" x 8'9", 1.91m x 2.67m

Outside

The property stands in mature gardens being well screened and set back from the road. A drive provides parking for several vehicles and leads to further parking at the rear and a substantial brick garage measuring 18'3" x 15', 5.56m x 4.57m.

The tiered Rear garden is planned mainly with lawns and borders and there is a further wildlife garden at the top of the garden.



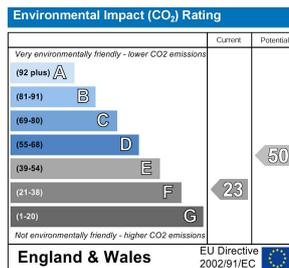
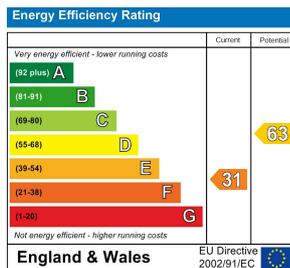
Ground Floor



First Floor



Second Floor



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