



**5 Palace Road, Birkdale, Southport, PR8 2BY**

**£495,000**

**Subject to Contract**

An early viewing is essential to appreciate the accommodation and location offered by this individual detached house. Gas central heating is installed together with Upvc double glazed and the versatile and adaptable accommodation briefly includes, entrance hall, lounge/dining room, bedroom 3/sitting room, shower room, kitchen, utility room, on the first floor there are two double bedrooms and a bathroom and WC. The property stands in established gardens, two drives provide off road car parking and large double garage, the rear garden also has a bespoke cabin ideal for home working. The property is very conveniently situated close to Southport Beach, Rotten Row and convenient for the Town Centre and the speciality shops, bars, cafe's and restaurants at Birkdale Village.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

### Entrance Hall

Upvc outer door with double glazed insert and double glazed side windows. Part tiled and part LVT flooring. Stairs to the first floor with oak handrail, spindles and newel post, useful storage cupboard below. Glazed double doors to....

### Lounge/ Dining Room - 8.48m x 3.91m (27'10" x 12'10")

Upvc double glazed window overlooking front. Upvc double glazed double doors to the deck and rear garden. Living flame gas fire in attractive marble surround.

### Bedroom 3/Reception Room- 4.19m x 3.05m (13'9" x 10'0")

Upvc double glazed window.

### Shower Room - 1.52m x 1.93m (5'0" x 6'4")

Corner entry shower enclosure with thermostatic shower, pedestal wash hand basin, low level WC. Tiled walls, chrome towel rail/ radiator, recessed spotlighting and extractor.

### Kitchen - 4.88m x 3.05m (16'0" x 10'0")

Installed with a range of 'high gloss white' units with contrasting black granite working surfaces. Inset one and half bowl sink unit, base units with cupboards and drawers, wall cupboards, glazed china cupboards, larder cupboard and pull out pantry cupboard. Integrated 'Beko' dishwasher, fridge, freezer, duel fuel five burner range with cooker hood above. Recessed spotlighting. Cupboard housing gas central heating boiler. LVT flooring. Upvc double glazed double doors lead to rear garden.

### Utility Room - 2.01m x 2.11m (6'7" x 6'11")

Base units, wall cupboards, working surfaces. Plumbing for washing machine. Extractor.

### First Floor Landing

Drop down ladder provides access to the spacious loft area.

### Bedroom 1 - 6.38m x 3.91m (20'11" x 12'10")

Upvc double glazed windows to front and rear. Built in wardrobes and cupboards.

### Bedroom 2 - 5.36m x 3.12m (17'7" x 10'3")

Two Upvc double glazed windows.

Walk in closet - 10' x 5'4" (to rear of fitments) open fronted wardrobes with hanging space. Upvc double glazed window. Potential to convert into ensuite.

### Bathroom - 2.39m x 2.03m (7'10" x 6'8")

White suite including P shaped panelled bath with mixer tap and shower screen, pedestal wash hand basin, low level WC. Tiled walls, chrome towel rail/ radiator. Upvc double glazed window.

### Outside

The property stands in a generous corner plot with off road car parking at the front and an enclosed rear garden with lawn, edged flower beds stocked with plants and shrubs, paved patio, timber deck and composite deck, there is a fabulous home working cabin installed with electric light and power supply. Garage with electric roller door and measuring 18'5" x 15'7"

### Council Tax

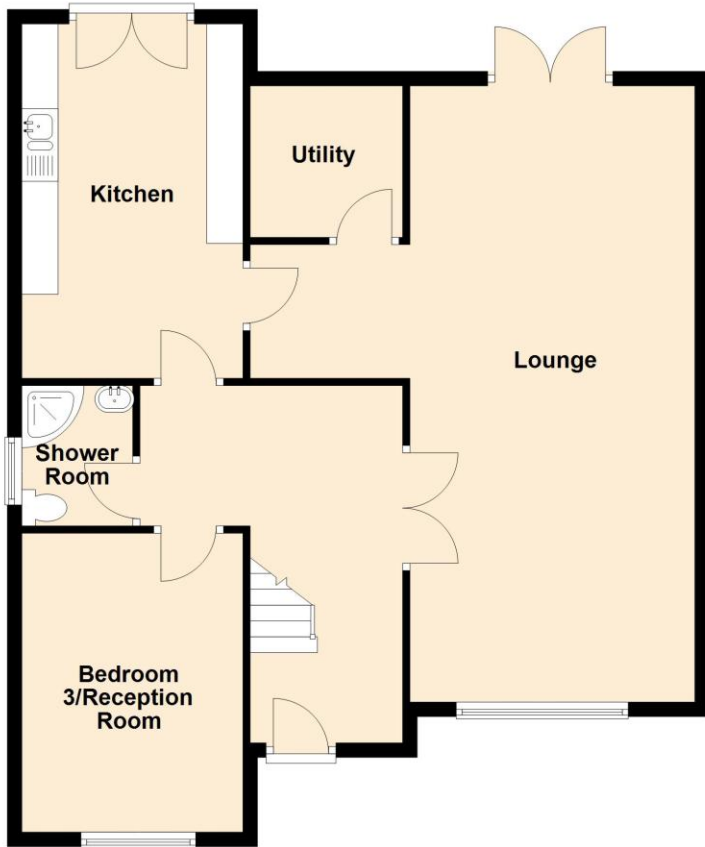
Sefton MBC band E.

### Tenure

Leasehold for 999 years from 5 November 1969 (less the last 20 days thereof)



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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