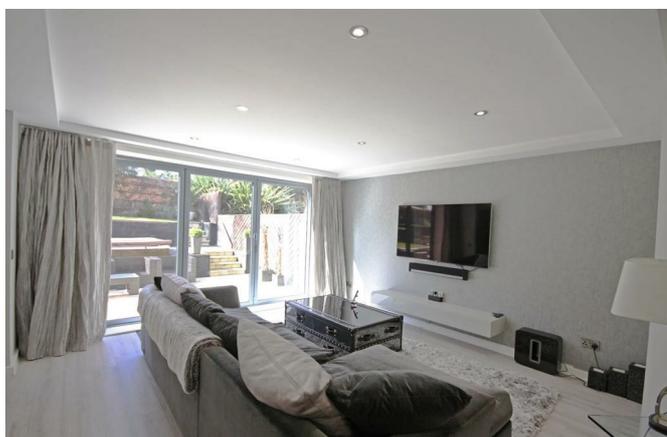




3 Royal Park Grosvenor Road Birkdale Southport PR8 2HS
£525,000
Subject to Contract



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Southport's Estate Agent

An early viewing is essential to appreciate the accommodation and features offered by this individual property which forms part of a new development of just three properties. Situated on the popular and prestigious Royal Park Development. The centrally heated and double glazed accommodation briefly includes; dining area, sitting area, kitchen, utility room and double garage on the ground floor. On the first floor there is a spacious lounge with feature beams and master bedroom with en suite, wet room and balcony, two further bedrooms and a family bathroom and study on the second floor. Good size established gardens adjoin the mews to the front, side and rear. The property is situated in a sought after 'Shoreside'; location convenient for the many facilities of Birkdale Village.

Entrance Vestibule

Outer door with double glazed insert with integrated blinds, tiled floor. Glazed inner door and side panelled.

Entrance Hall

Entry phone, burglar alarm control. Stairs to first floor with useful cupboard below. ?? Driftwood effect laminate flooring extending through to the majority of the accommodation.

Open Plan To Lounge and Dining Room

Cloakroom

4'3" x 3'9", 1.30m x 1.14m

Tiled walls and floor, white suite including wash hand basin, wc and extractor.

Sitting Room

14'9" x 14'6", 4.50m x 4.42m

Recess spot lighting. Laminate flooring. Bi-fold doors opening to the rear garden and patio. Open plan with

Dining Room

9'2" extending to 14'4" x 14'6" average measurements, 2.79m extending to 4.37m x 4.42m average measurements

Double glazed windows overlooking the front garden. Recess spot lighting.

Kitchen

10'9" x 13'10", 3.28m x 4.22m

Double glazed window overlooking the rear garden, installed with a range of 'high gloss' white and contrasting grey fittings, working surfaces. Base units with cupboards and drawers, wall cupboards, wine rack, pull out larder unit, recess for American style fridge freezer and a range of appliances including wine cooler, 'Neff' electric oven with microwave above, 'Neff' five burner ceramic hood with cooker hood above, 'Neff' dishwasher, under unit and over unit recess spot lighting.

Utility Room

10'7" x 5'7", 3.23m x 1.70m

Inset single drainer stainless steel sink unit, a range of base units with cupboards and drawers, working surfaces, plumbing for washing machine, cupboard housing 'Main' central heating boiler. double glazed door to rear garden. Courtesy door to garage.

First Floor Landing



Lounge

20'10" x 14'8" average measurements, 6.35m x 4.47m average measurements

Tall picture windows overlooking the front, high level double glazed windows, feature beams, recess for tv and recessed living flame gas fire. Stairs to second floor.

Inner Hall

Recess spot lighting.

Master Bedroom

13' x 14'7" average measurements to front of wardrobes , 3.96m x 4.45m average measurements to front of wardrobes
Built in wardrobes to one wall providing hanging space, double glazed window and door to west facing balcony, recess spot lighting and concealed pelmet lighting. Air conditioning unit.

En Suite Wet Room

5'5" x 6'9", 1.65m x 2.06m

Vanity wash hand basin with drawers below, illuminated mirror above, low level Wc, level entry shower with rainhead and handheld spray, fully tiled walls and floor, extractor, recess spot lighting, double glazed window.

Bedroom 2

10'5" x 12', 3.18m x 3.66m

Mirrored tiling to one wall, recess spot lighting, double glazed double doors to west facing balcony,

Bedroom 3

10'5" x 12', 3.18m x 3.66m

Double glazed windows.

Bathroom

6'3" x 7'5", 1.91m x 2.26m

White suite including panelled bath with mixer tap and thermostatic shower and screen, wash hand basin, low level Wc. Tiled walls and flooring, recess spot lighting, electric shaver point.

Second Floor Landing

Study

10'5" x 13' average measurements, 3.18m x 3.96m average measurements

Double glazed velux style window. Door to useful store.

Outside

Adjoining garage measuring 18'1" x 19'5" and having up and over electric door and unvented hot water cylinder. There are gardens to the front, side and rear of the property, the side and rear gardens are tiered and planned with paved areas, decking, lawn, hot tub and borders.

Tenure

We are informed the tenure of the property is leasehold for the remainder of a term of 999 years from 10th November 1876, less 3 days. We have been informed by our vendor that the current community charge is £2003 per annum. Which includes: sinking fund, ground rent, building insurance, building maintenance, gardening, window cleaning, external decoration of the houses, managing agents.





Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	69
EU Directive 2002/91/EC			



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