



**‘Garswood’, 2 Blundell Drive
Birkdale, Southport PR8 4RG £725,000
‘Subject to Contract’**



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

This characterful modernised detached family home sits on a generous corner plot with mature gardens offering great privacy. Just moments from Birkdale Village, you'll have trendy cafes, shops, bars, and Southport Liverpool transport links close by, plus world-class golf including Royal Birkdale, host of the 154th Open Championship. Inside, a bright vestibule leads to a welcoming hall, opening into a snug and three generous reception rooms. One flows into a stylish modern breakfast kitchen made for entertaining, with a handy downstairs WC. Upstairs, most double bedrooms enjoy en-suites, and the principal suite has its own dressing room. There's also a sleek family bathroom, while the second floor adds a guest suite with en-suite, a flexible storage room or home office, and eaves storage. A cellar provides utility and workshop space. Outside, the established gardens are family-ready and ideal for entertaining, with ample off-road parking for multiple vehicles. Early viewing is highly recommended.

Enclosed Entrance Vestibule

Original feature entrance door with glazed bull's-eye inserts. Tiled flooring with hanging space, coving, and glazed inner door leading to....

Reception Hall

Oak flooring. Stairs lead to the first floor with handrail, spindles and newel post. Dado rail and partial wall panelling. Doors lead to the main accommodation with archway leading to....

Snug - 3.15m x 3.4m (10'4" from splayed bay to chimney breast x 11'2")

Glazed and leaded splayed bay window together with two Upvc double glazed windows to the side. Wood-burning stove inset to chimney breast with exposed brick interior over tiled hearth and wooden fire surround. Oak flooring continues with wall panelling to picture rail. Fitted wall shelving and painted moulding to ceiling.

Dining Room - 4.95m x 5.13m (16'3" into bay x 16'10")

Upvc double glazed splayed bay window with two further Upvc double glazed windows to the side. Cast iron and tiled fireplace with ornate wooden fire surround and mantelpiece over tiled hearth. Oak flooring, picture rail and ornate ceiling moulding.

Principal Lounge - 5.46m x 5.61m (17'11" into bay x 18'5")

Upvc double glazed bay window with double glazed door and steps leading down to the front/side enclosed garden. Two Upvc double glazed windows to the side. Living flame gas fire with cast iron and tiled interior over tiled hearth with ornate fire surround and inset bevelled vanity mirror. Picture rail, coving and decorative ceiling moulding with ceiling rose.

Ground Floor WC - 2.67m x 0.86m (8'9" x 2'10")

Opaque Upvc double glazed window. Low level WC and vanity wash hand basin with mixer tap. Midway wall panelling and tiled flooring. Separate overhead wall cupboard.

Sitting Room - 3.94m x 3.23m (12'11" x 10'7")

Two Upvc double glazed side windows. Fireplace with granite interior hearth and wooden fire surround. Wood-grain laminate style flooring and built-in cupboard. Doorway leads to....

Breakfast Kitchen - 7.06m x 3.15m (23'2" x 10'4" reducing to 6'11" overall measurements)

Upvc double glazed windows and door leading to the raised side decked terrace. Kitchen arranged in a modern shaker style with a range of built-in base cupboards and drawers, matching wall cupboards with under-unit lighting and working surfaces incorporating a breakfast bar. Appliances comprise range-style double oven with eight-burner gas hob and stainless steel splashback with funnel-style extractor above. Plumbing is available for a dishwasher together with space for a freestanding fridge freezer, integral wine cooler and additional space for a fridge. Partial wood-grain laminate style flooring with separate tiled flooring and recessed spot lighting. Door leading to the cellar.

First Floor Landing

Split-level landing with opaque Upvc double glazed side window. Stairs continue to the second floor with handrail, spindles and newel post. Half landing gives access to the family bathroom and separate WC.

Family Bathroom - 2.92m x 2.08m (9'7" x 6'10")

Glazed window. Two-piece white suite comprising pedestal wash hand basin and panel bath with folding shower screen and plumbed-in rainfall style shower. Airing cupboard housing hot water cylinder and shelving. Part tiled walls and tiled flooring.

Separate WC - 1.63m x 0.97m (5'4" x 3'2")

Opaque Upvc double glazed window. Low level WC and tiled flooring.



Principal Bedroom Suite - 4.19m x 4.37m (13'9" x 14'4")

Upvc double glazed bow bay window. Fitted vanity glazed wardrobes to one wall and wood-grain laminate style flooring. TV/media unit with partial wall panelling and recessed spot lighting. Doors lead to the enclosed dressing room and separate en-suite shower room.

En-Suite Shower Room - 1.24m x 2.44m (4'1" x 8'0")

Modern three-piece suite comprising low level WC, vanity wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, electric shower with rainfall style overhead and handheld attachment. Tiled walls, chrome heated towel rail, recessed spot lighting and extractor.

Dressing Room - 1.27m x 1.73m (4'2" x 5'8")

Wood-grain laminate style flooring. Wooden working surfaces and wall panelling.

Bedroom 2 - 4.75m x 5.16m (15'7" into bay x 16'11" overall measurements into recess and to rear of wardrobes))

Upvc double glazed bow bay window. Partial wall panelling and built-in cupboard. Glazed door leading to....

En-Suite Shower Room/WC - 1.5m x 2.21m (4'11" x 7'3")

Opaque Upvc double glazed window. Modern three-piece white suite comprising low level WC, pedestal wash hand basin and corner step-in shower enclosure with glazed shower screen. Part tiled walls, tiled flooring and coving.

Bedroom 3 - 4.04m x 5m (13'3" x 16'5" into recess)

Upvc double glazed window to the side. Feature fire surround with inset bevelled vanity mirror. Glazed door leading to....

En-Suite Shower Room/WC - 1.4m x 1.27m (4'7" x 4'2")

Opaque Upvc double glazed window. Low level WC, pedestal wash hand basin, tiled flooring, part tiled walls and coving.

Bedroom 4 - 4.95m x 3.43m (16'3" x 11'3" into recess)

Upvc double glazed window to the front with overlooking window to the side. Built-in wardrobe and coving.

Second Floor Landing

Split-level landing with Upvc double glazed overhead-style window. Door leading to....

Bedroom 5 - 3.94m x 3.86m (12'11" x 12'8" into recess and including areas of reduced head height)

Two Upvc double glazed side windows. Wood-grain laminate style flooring. Door leading to cupboard with further door to....

En-Suite Bathroom/WC - 2.57m x 1.55m (8'5" x 5'1")

Modern three-piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashback and panel bath with glazed shower screen, mixer tap and shower attachment. Chrome ladder-style heated towel rail, wood-grain laminate style flooring and wall light points.

Store Room/Home Office - 1.98m x 2.26m (6'6" x 7'5")

Further door leading to eaves storage. Recessed spot lighting.

Cellar

The property benefits from a number of cellar rooms, also housing the electrical consumer unit and plumbing for a washing machine. The utility area measures approximately 20'9" x 7'6" (overall measurements), with a separate workshop measuring 13'11" x 7'2" (overall measurements). Courtesy door leading to the rear of the property. Single bowl sink unit with mixer tap and drainer. The cellar also houses the 'Glow.worm' central heating boiler system together with the gas meter and benefits from electric light and power supply.

Outside

The property occupies an established and mature corner plot with off-road parking for numerous vehicles via secure wrought iron double gated access. A loose stone driveway with rockery borders leads to an enclosed lawn with a variety of well-stocked plants, shrubs and trees. The property is well screened by mature hedging and enjoys further lawned gardens with side gate leading to an Indian stone seating area, additional lawn and raised decked terrace, providing an ideal space for outdoor entertaining. A separate door also provides access to the lower ground floor cellar rooms. The enclosed side garden is a particular feature of the property, being private, well established and ideal for family enjoyment.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band G. This information is provided for guidance only and should be verified by the purchaser.

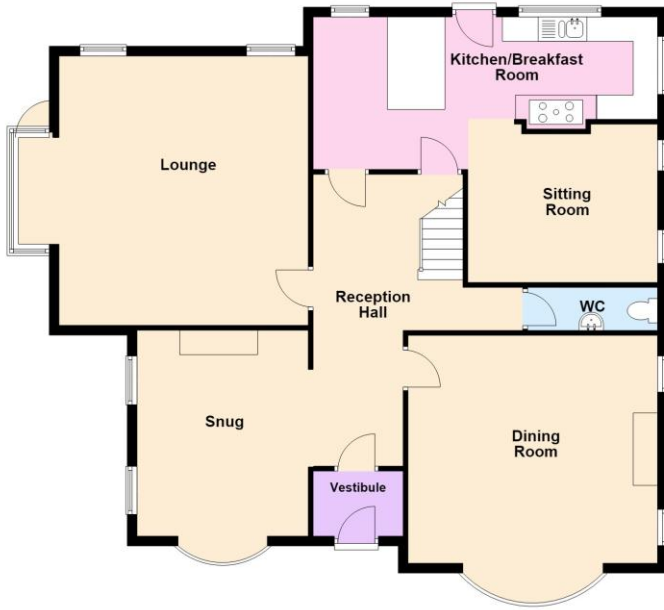
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 124.4 sq. metres (1338.6 sq. feet)



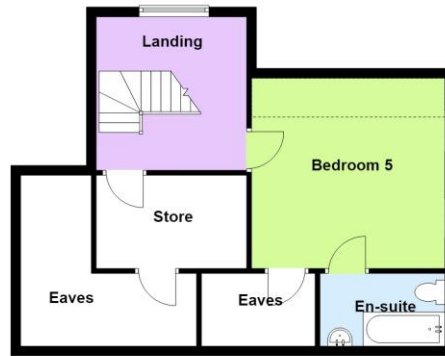
First Floor

Approx. 127.1 sq. metres (1367.9 sq. feet)



Second Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Total area: approx. 300.2 sq. metres (3230.9 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.