



**133 Liverpool Road
Birkdale, PR8 4NT £500,000
'Subject to Contract'**

A stunning double-fronted detached character residence of exceptional charm. This impressive family home blends elegant period features with generous, versatile living. The ground floor offers three reception rooms, including a welcoming lounge flowing through to the dining room, where Georgian-style glazed doors open onto those beautiful rear gardens. The kitchen enjoys garden views and ample storage, with access down to useful cellar rooms, plus a practical WC. Upstairs are four bedrooms, the principal with its own en-suite shower room, and a top-floor suite ideal for a teenager, guest suite, or home office. Outside, the mature private gardens are a true highlight, peaceful and established, creating a rare sense of calm. All just moments from Birkdale Village. Boutiques, cafes, wine bars, excellent Schools, the Liverpool rail link, and world-class golf, including Royal Birkdale. An outstanding home that must be seen.

Enclosed Entrance Vestibule

Glazed double outer storm doors, Terrazzo tiled flooring and stained and leaded light arched glazed insert with step up to stained and leaded glazed inner door leading to....

Entrance Hall

Stripped wooden flooring, ornate corbels, coving, ceiling mouldings and three stunning ceiling roses. Stairs lead to the first floor with handrail, spindles and newel post. Doors lead to the main accommodation.

Sitting Room - 5.08m x 4.04m (16'8" into bay x 13'3")

Glazed and leaded sash bay window to front. Fire surround incorporating electric fire with Marble interior over tiled hearth and wooden surround. Picture rail, ornate coving and ceiling rose.

Principal Lounge - 5.26m x 4.04m (17'3" into bay x 13'3")

Glazed and leaded sash bay window to front with useful window seating and storage space. Working fire with cast iron and tiled interior, marble surround over tiled hearth. Stripped wooden flooring, picture rail, ornate coving and ceiling moulding to ceiling rose. Space-saving pocket sliding internal double doors lead to...

Dining Room - 3.78m x 4.04m (12'5" x 13'3" into recess)

Glazed double French doors with arched glazed insert over provide a delightful aspect and access via a step down to the rear garden. Working fire with cast iron and tiled interior, marble surround over tiled hearth and wooden surround, with large wall mirror above. Recessed chimney breast also incorporates useful wall cabinet and shelving. Coving and ceiling rose.

Kitchen - 3.3m x 5.87m (10'10" into recess, reducing to 8'0" x 19'3" overall measurements)

Two glazed windows and Upvc double glazed door lead to the rear garden. Kitchen arranged in a Shaker style with a number of built-in base units including cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces incorporating 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include four-ring gas hob and 'Bosch' electric oven, with plumbing available for both dishwasher and washing machine. Space for freestanding fridge freezer. Part wall tiling, tiled flooring and recessed spotlighting. Glazed inner door with step leads down via inner hall access with tiled flooring, store and access via door to a number of useful lower ground floor cellar rooms. Separate glazed inner door leads to....

Ground Floor WC - 1.5m x 1.96m (4'11" x 6'5")

Glazed window to side, low-level WC, pedestal wash hand basin, tiled flooring and wall cupboard.

First Floor

Half landing with feature stained and leaded light side window and door leading to the main bathroom. Staircase continues to the main landing, with separate staircase to the second floor, fitted with handrail, spindles and newel post. Coving.

Family Bathroom/WC - 2.34m x 2.34m (7'8" x 7'8")

Glazed sash window. Three-piece modern white suite comprising low-level WC, vanity wash hand basin with mixer tap and cupboards below, and P-shaped panel bath with curved shower screen, mixer tap and 'Mira' electric shower. Airing cupboard with water tank and ladder-style chrome heated towel rail. Tiled walls and flooring and recessed spotlighting.

Bedroom 1 - 4.17m x 4.22m (13'8" x 13'10" extending to 19'2" overall measurements into recess)

Upvc double glazed sash-style window to front. Extensive fitted wardrobes incorporating flyover storage cupboards, bedside cabinets and drawers, together with knee-hole dressing table. Picture rail and coving. Inner door leads to...

En-Suite Shower Room/WC - 1.55m x 2.44m (5'1" x 8'0" into shower recess)

Upvc double glazed sash window. Three-piece suite comprising vanity wash hand basin, low-level WC and step-in shower enclosure with plumbed-in shower. Part wall tiling, ladder-style chrome heated towel rail, spotlighting and extractor.

Bedroom 2 - 5.36m x 4.06m (17'7" into bay x 13'4")

Upvc double glazed sash bay window. Cast iron and tiled feature fireplace with wooden surround over tiled hearth. Woodgrain laminate-style flooring, picture rail and coving.

Bedroom 3 - 3.81m x 4.06m (12'6" x 13'4" into recess)

Glazed sash window to rear. Ornate period fire surround and wooden cupboard fitted to recess. Picture rail and coving.

Bedroom 4/Office - 2.41m x 3.33m (7'11" x 10'11")

Glazed sash window overlooking the rear garden. Stripped wooden flooring, ornate fire surround and picture rail.

Second Floor

Half landing with glazed sash window and door to useful built-in storeroom with glazed skylight. Stairs lead to the main landing, providing access to Bedroom 5.

Bedroom 5 - 5.71m x 4.06m (18'9" overall measurements including areas of reduced head height x 13'4")

'Keylite' double glazed skylight incorporating integral blind, woodgrain laminate-style flooring, Upvc double glazed sash window to side and ornate fire surround.

Lower Ground Floor/Cellar Room One - 5.11m x 1.65m (16'9" x 5'5")

Opening to...

Cellar Room 2 - 5.11m x 4.06m (16'9" x 13'4" overall measurements)

Window to side.

Outside

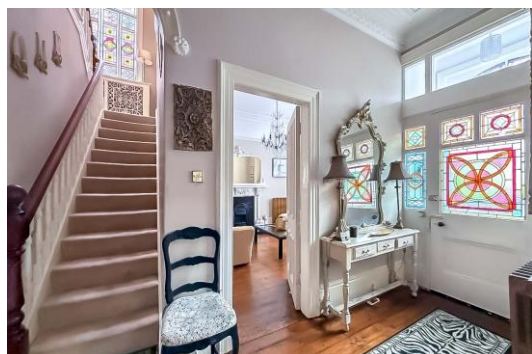
The front exterior of the property presents a well-maintained garden with pathway leading to the main entrance, well screened from the road, with off-street parking available. The rear of the property is a particular feature, providing a picturesque, mature and tranquil garden with an extensive lawn and meticulously maintained, well-stocked and screened borders containing a variety of established plants, shrubs and trees. The garden provides a delightful setting and an ideal outdoor space for all the family to enjoy.

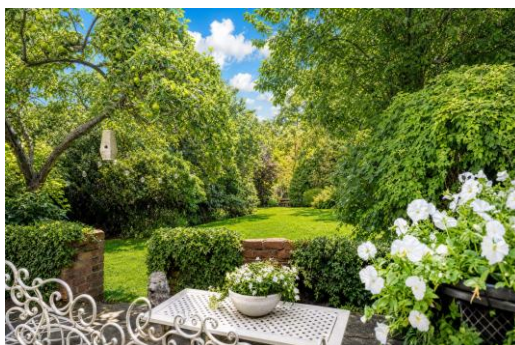
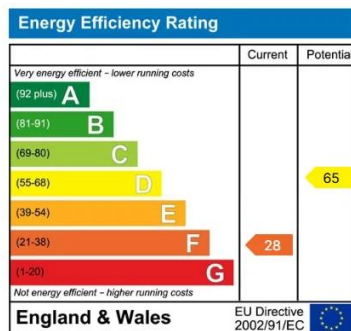
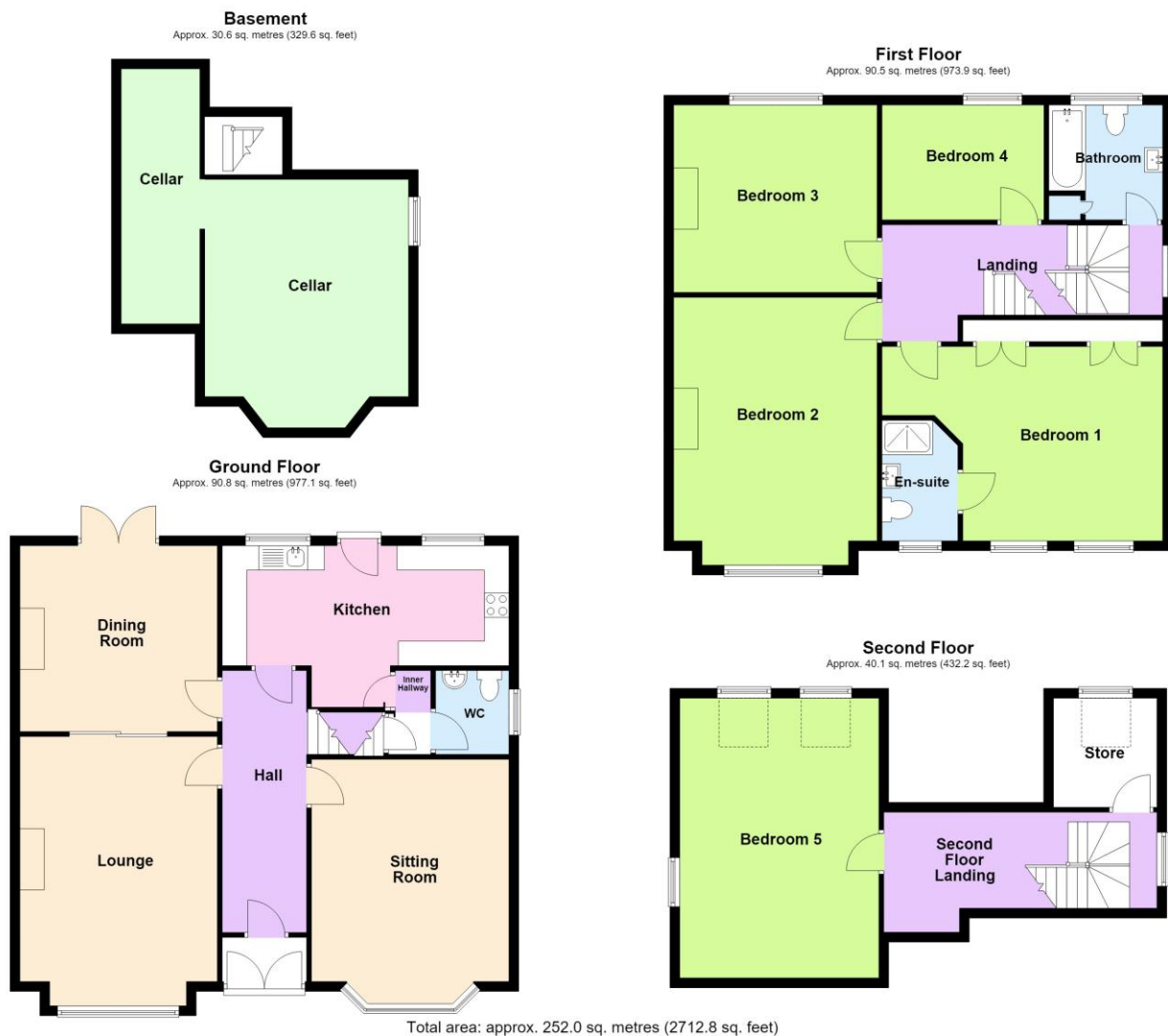
Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band F. 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 Leasehold for the residue term of 999 years from 29th September 1947, a ground rent is also payable per annum of £10 (Subject to formal verification). This information is provided in good faith and should be verified by the purchaser's solicitor.





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.