



27 Barrett Road, Birkdale, Southport, Merseyside. PR8 4PG

Offers in Region of £550,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this double fronted five bedroom detached house which seamlessly blends its timeless charm with contemporary comforts. Standing proudly, it showcases intricate period details such as ornate cornices, high ceilings and tall bay windows. The property has been thoughtfully updated with modern amenities boasting a modern dining kitchen with built in appliances and luxury family bathroom with freestanding bath and large walk-in shower. Occupying a good sized plot with large southerly facing rear garden and situated in a much sought after location which is convenient for local primary and secondary schools, transport links and Birkdale Village with it wide variety of coffee bars, restaurants, wine bars and independent shops. EARLY VIEWING ADVISED.

FEATURES

- DOUBLE FRONTED DETACHED HOUSE
- CLOSE TO BIRKDALE VILLAGE
- PERIOD FEATURES
- TWO LARGE RECEPTION ROOMS
- MODERN DINING KITCHEN WITH BUILT IN APPLIANCES
- CLOAKROOM/W.C & LARGE LAUNDRY ROOM
- FOUR DOUBLE BEDROOMS PLUS NURSERY/STUDY
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- GOOD SIZED SOUTHERLY FACING REAR GARDEN
- AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

Original double opening storm doors with coloured glass and leaded lights; tiled floor.

Spacious Hall

15' 8" reducing to 5"9 x 15' 8" (4.78m x 4.80m) Original glazed door with coloured glass, leaded lights and matching side window; wood effect flooring; ornate coving to ceiling; stairs to first floor; understairs storage.

Cloakroom/W.C.

5' 1" x 5' 9" (1.55m x 1.75m) Suite comprising low level W.C.; pedestal wash hand basin; column radiator; cupboard housing Worcester wall mounted gas combination boiler; wood effect flooring; original glazed window to side with coloured glass and leaded lights.

Front Entertaining Room

13' 9" x 14' 8" (4.19m x 4.47m) Two original glazed sash windows to front with coloured glass and leaded lights fitted with plantation shutters; feature limestone fireplace surround fitted with coal effect living flame gas fire; ornate coving; wood effect flooring.

Family Room/Music Room

12' 3" x 15' 2" (3.73m x 4.62m) Splayed bay to front fitted with original sash panes with coloured glass and leaded lights and fitted with plantation shutters; feature limestone fireplace fitted with living flame coal effect gas fire; ornate coving; wood effect flooring.

Laundry Room

11' 2" x 8' 9" (3.40m x 2.67m) Base and wall cupboards; Belfast style sink with mixer tap; plumbing for automatic washing machine; space for tumble dryer; space for undercounter refrigerator and freezer; wood effect flooring; U.P.V.C. framed double glazed window and door to rear garden.

Dining Kitchen

21' 2" x 12' 9" (6.45m x 3.89m) Range of base, wall and drawer units; pan drawers, wine storage; single drainer stainless steel sink unit with mixer tap; integrated appliances to include Neff electric oven and Zanussi microwave in housing united; Neff warming drawer; Miele coffee machine and Kenwood dishwasher; centre island with pan drawers and cupboards below; Neff induction hob with Smeg extractor canopy over; wood effect flooring; U.P.V.C. framed double glazed window and French door to rear; U.P.V.C. framed double glazed, double opening French doors to rear garden.

First Floor

Split Level Landing

U.P.V.C. framed double glazed window to side with obscure glass.



ROOM DESCRIPTIONS

Luxury Family Bathroom/Shower Room

8' 7" x 12' 3" (2.62m x 3.73m) Suite comprising large walk in shower with mains fitment, fixed head shower and hand held shower attachment; luxury freestanding egg style bath with floating mixer tap; wall hung wash hand basin in vanity unit with floating mixer tap; low level W.C. with concealed cistern; chrome ladder style radiator; toiletries cupboard; two wall light points; shaver point; tiled walls; tiled floor; two U.P.V.C. framed double glazed windows to rear with obscure glass.

Landing

Loft access.

Bedroom No. 1

13' 9" x 14' 7" (4.19m x 4.45m) Two original glazed windows to front with coloured glass and leaded lights and fitted with plantation shutters.

Bedroom No. 2

12' 4" x 15' 3" (3.76m x 4.65m) Splayed bay to front with original sash panes with coloured glass and leaded lights and fitted with plantation shutters.

Bedroom No. 3

11' 9" x 12' 9" (3.58m x 3.89m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 4

13' 9" x 8' 10" (4.19m x 2.69m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 5/Nursery

5' 10" x 8' 6" (1.78m x 2.59m) Original glazed window to front with coloured glass and leaded lights and fitted with plantation shutters.

Outside

Front Garden

Accessed via double opening wrought iron gates leading to a gravelled driveway providing ample off road parking.

Southerly Facing Rear Garden

Extensively lawned with a back drop of mature trees, raised decked patio areas and space for hot tub.

Outside W.C.

PLEASE NOTE

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







EPC

