



Kirkstall Road,  
Birkdale, PR8 4RA

**OFFERS OVER**  
**£550,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

From the moment you approach this handsome period property, it is clear you are about to view something special. Behind the gated entrance, the current owners have created a truly EXCEPTIONAL HOME, blending original character with a fresh contemporary edge. The interior has been meticulously enhanced to deliver a layout that flows beautifully, offering the perfect balance of elegant reception rooms, versatile family spaces and stylish finishes.

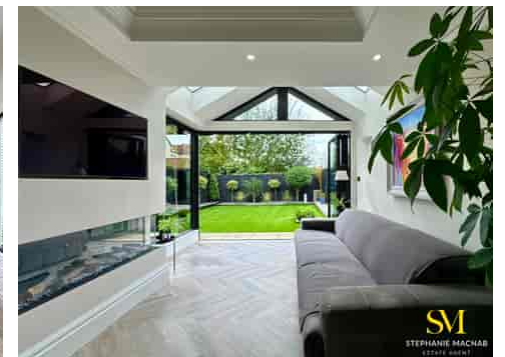
The striking ENTRANCE HALL sets the tone with its monochrome tiled flooring and bespoke panelling, leading into the BAY FRONTED LOUNGE where a feature fireplace and generous window create a warm and welcoming atmosphere. To the rear, the showpiece of the home is the OPEN PLAN KITCHEN, DINING AND FAMILY ROOM. With a bespoke fitted kitchen, oversized island, and seamless connection via bi-fold doors to the landscaped garden, this is a space designed for entertaining and everyday living. The adjoining FAMILY ROOM, with vaulted ceiling and full-height glazing, frames the garden perfectly and brings the outdoors in.

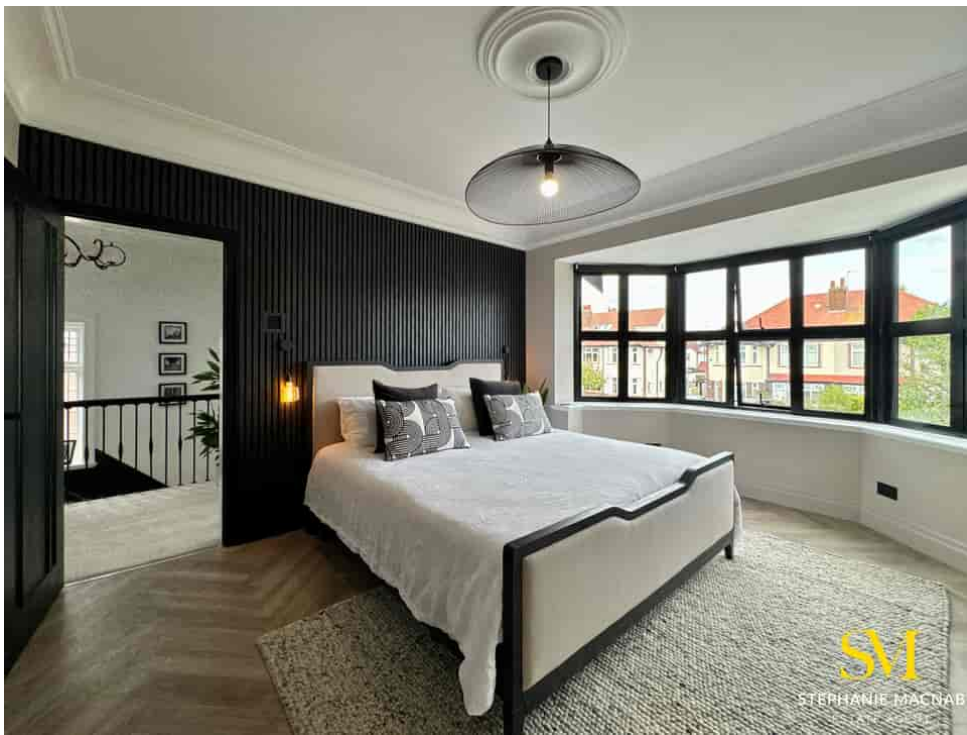
Upstairs, the landing is filled with natural light from an original LEADED WINDOW, and leads to FOUR BEDROOMS. The main bedroom enjoys a bay window outlook, while the others are all stylishly appointed. The luxury family bathroom features a freestanding bath, contemporary fittings and a sleek, hotel-inspired finish. Every room has been completed to the highest standard, creating a home that is truly ready to move straight into.

Outside, the SOUTH/WEST FACING REAR GARDEN has been landscaped with clean lines, mature planting and smart privacy fencing. A sun terrace provides the ideal spot for al fresco dining, while the lawn makes a safe and practical space. To the front, the electric gated driveway offers AMPLE PARKING. This is a home that delivers on every level – presentation, practicality and location.



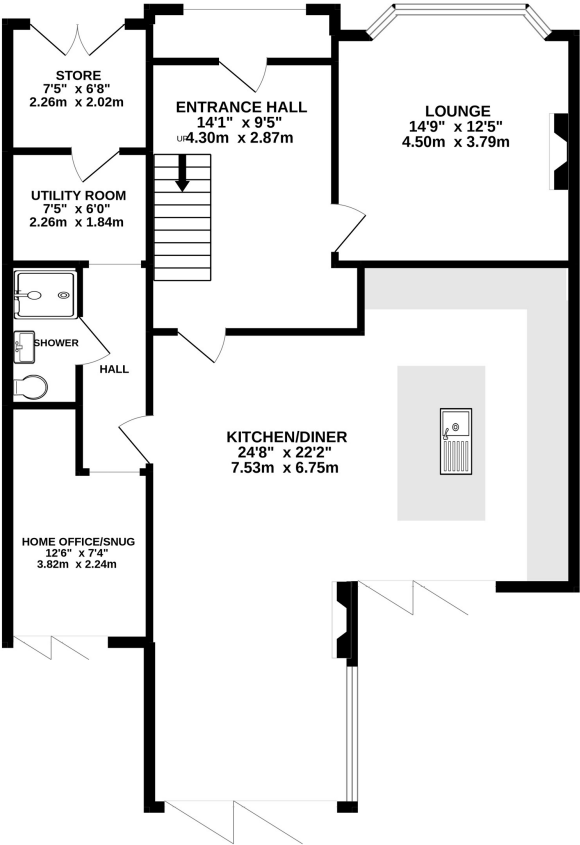




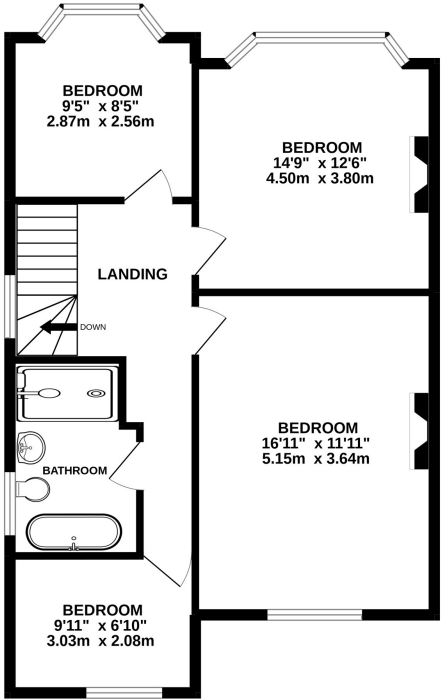




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	74	82
(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, Scotland & Wales		EU Directive 2002/91/EC	