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Birkenhead Road Meols CH47 0LB

£550,000

part of
the venmore group





About the property

Beautifully furnished throughout to tastefully blend contemporary styled living within an impressive period home, this exquisite property should be viewed at the very earliest to fully appreciate the wealth of features within. Exceptional retained period details include ornate coved and moulded ceilings, 'Lincrusta' friezes and superb marble fireplaces. The extensive lawned garden and driveway complete this outstanding home.

Property Entrance

With storm porch with Minton tiled step approach and courtesy light to multi paned part glazed entrance door through to Vestibule.

Vestibule

6' 1" x 7' (1.85m x 2.13m) With coved ceiling, Minton tiled floor, sash opening window to side elevation and further lead light part obscure glazed entrance door with matching panels to side through to entrance hallway.

Entrance Hallway

6' 1" lengthening to 17' to inner hallway x 21' (1.85m lengthening to 5.18m to inner hallway x 6.40m) With turned staircase rising to first floor accommodation with deep understairs store cupboard, two antique styled radiators. Timber laid flooring, coved ceiling with ornate corbel detail.

Ground Floor WC

4' x 5' (1.22m x 1.52m) With suite comprising WC, wall mounted wash hand basin with chrome taps over and towel rail fitted. Panelled walls to dado height, antique radiator, extractor unit, halogen downlighters, Travertine tiled floor.

Sitting Room

20' into bay x 13' into recess (6.10m x 3.96m) With superb coved and moulded ornate plaster work ceiling with central ceiling rose with 'Lincrusta' frieze to picture rail, bay window to front elevation. Feature fireplace with open grate and decorative tiled reveals with timber mantel over set onto tiled hearth. Two antique styled radiators, timber laid flooring, TV aerial point.

Lounge

15' x 13' into recess (4.57m x 3.96m) With superb coved and moulded plaster work detail ceiling with central ceiling rose and deep decorative 'Lincrusta' frieze to picture rail. Feature four paned window to front elevation, two antique styled radiators, marble fireplace with inset cast iron open grate with decorative reveals set onto tiled hearth, TV aerial point and timber laid flooring.

Games Room/Formal Dining Room

21' x 13' to recess (6.40m x 3.96m) With coved ceiling, ornate decorative 'Lincrusta' frieze to picture rail, two antique styled radiators, timber laid flooring. Twin French opening doors to rear garden area. Raised contemporary styled gas fire with remote control and fitted book

shelves to recess with shelving.

Dining Kitchen

20' 9" x 18' (6.32m x 5.49m) Comprehensively fitted in a contemporary styled range of wall, base and drawer cabinets bespoke designed, supplied and fitted by Acanthus of Liverpool in a Black American Walnut and cream high gloss parapan finish with central island/breakfast bar, with polished granite work surface over incorporating Siemens five ring gas hob with central wok burner and chimney style extractor hood over with downlighters. Soft close drawer stack beneath for pan storage, 'butler's sink' with mixer tap over and 'Zip' tap fitted to provide constant filtered hot boiling water and chilled water. Further run of work surface incorporating one and a quarter bowl stainless steel sunken sink unit with mixer tap over, with polished granite back splash, dual drawer dishwasher by Fischer and Paykel. Cupboards with under cabinet lighting and 'Bowman' cabinet fitted with shelving and drawers beneath. Tall housing unit incorporating Fischer and Paykel twin larder style fridge and freezers. Central double fan assisted oven with storage cupboards over and pan storage beneath. Circular dining suite

in Black Walnut. Three sash opening windows to side elevation and further sash opening windows to further side aspect. Concertina styled double glazed doors giving access to garden area. Inset halogen downlighters and wiring for plasma TV. Travertine tiled flooring through to lounge area with under floor heating system fitted and eye ball brushed stainless steel halogen spot lighting, telephone point. Inter-connecting door through to walk-in pantry.

Walk-in Pantry

4' x 6' (1.22m x 1.83m) With shelving fitted, Travertine tiled floor, power and light.

Landing

From hallway turned staircase with polished mahogany banister and high level roof light with stained glass detail and further stairs rising to main landing area with coved ceiling and antique styled radiator.

Bedroom One

17' x 13' (5.18m x 3.96m) With window to front elevation with deep display sill, antique styled radiator, coved ceiling with central ceiling rose. Feature fireplace with cast iron grate set onto tiled recess with tiled reveals and timber mantel over. Further

antique styled radiator, concealed wiring for plasma TV, blue tooth sound system. Inter-connecting door through to dressing room.

Dressing Room

With part obscure glazed window to front elevation and sash opening window to side elevation. Dressing room fitted in a suite of robes in a timber finish with cupboards over incorporating superb hanging rail and storage space and twin chest of drawer dresser units to complement. Antique styled radiator. Inter-connecting door through to en-suite shower room.

En-suite Shower Room

9' 1" x 4' (2.77m x 1.22m) Fitted in a contemporary styled suite in white comprising double step in shower enclosure with drench shower unit fitted, contemporary styled wall mounted wash hand basin set into cabinet with cupboard beneath for storage and central monobloc mixer tap over with vanity mirror and downlighter. Concealed cistern WC with Grohe fittings. Fully tiled walls, inset halogen downlighters and ladder style towel heater, tiled flooring and under floor heating.

Bedroom Two

16' x 13' (4.88m x 3.96m) With triple feature window to front elevation, coved ceiling. Feature

fireplace with open grate with tiled surround set onto tiled hearth and mantel over, TV aerial point and fitted one and a half robe with hanging rail and storage space and drawer stack.

Inner Landing

From main landing area, inner landing with loft access, antique styled radiator and sash opening window to side elevation. Access to bedroom three

Bedroom Three

21' x 13' 1" narrowing to 11'1" (6.40m x 3.99m narrowing to 3.38m) With inset halogen downlighters and ceiling fitting fitted, coved ceiling. Feature fireplace with cast iron open grate set onto tiled hearth with decorative mantel over. Two antique styled radiators. Sash opening window to rear elevation and fitted double robe with hanging rail and storage space with drawers beneath.

Bedroom Four

10' x 13' (3.05m x 3.96m) With coved ceiling, feature fireplace with cast iron open grate set onto tiled hearth with decorative tiled relief and mantel over. Painted floor boards, sash opening window to side elevation and antique styled radiator.

Laundry Room

5' x 5' (1.52m x 1.52m) Fitted with a run of cabinets with work surface over incorporating circular stainless steel sink unit with mixer tap over, space and plumbing for washing machine with shelving above. Wall mounted condensing gas central heating boiler and hot water cylinder and vinyl flooring.

Bedroom Five

9' 1" x 14' (2.77m x 4.27m) With sash opening window to rear elevation overlooking garden, antique styled radiator, TV aerial point. Cast iron fireplace with open grate set onto tiled hearth with mantel over. Inter-connecting door through to en-suite shower room.

En-suite Shower Room

9' x 4' (2.74m x 1.22m) With contemporary styled suite in white comprising double step in shower enclosure with drench shower unit fitted, tiled surround and halogen downlighters, wall mounted Laufen sink unit with monobloc mixer tap over and tiled backsplash with vanity storage beneath and close coupled WC. Tiled flooring, chrome ladder style towel heater and obscure glazed sash opening window to rear elevation and extractor unit.

Family Bathroom

9' x 8' (2.74m x 2.44m) With contemporary styled suite comprising double ended bath by Villeroy & Boch with mixer tap system over, double step in shower enclosure with drench shower unit fitted, wall hung Laufen wash hand basin with central monobloc mixer tap over with vanity mirror over. Tiled walls and complementary tiled floor and twin obscure sash opening window to side elevation, extractor unit, contemporary styled towel heater.

Rear Garden

To the rear there is an extensive lawned garden, borders stocked with decorative planting and mature trees. Brick boundaries with fence panelled detail, to the back of the garden is an artificial putting green and Augusta 19th hole bar, semi circular steps rising to extensive riven sandstone paved terrace with log store and side service return to property approach.

Property Approach

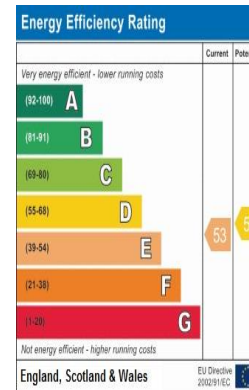
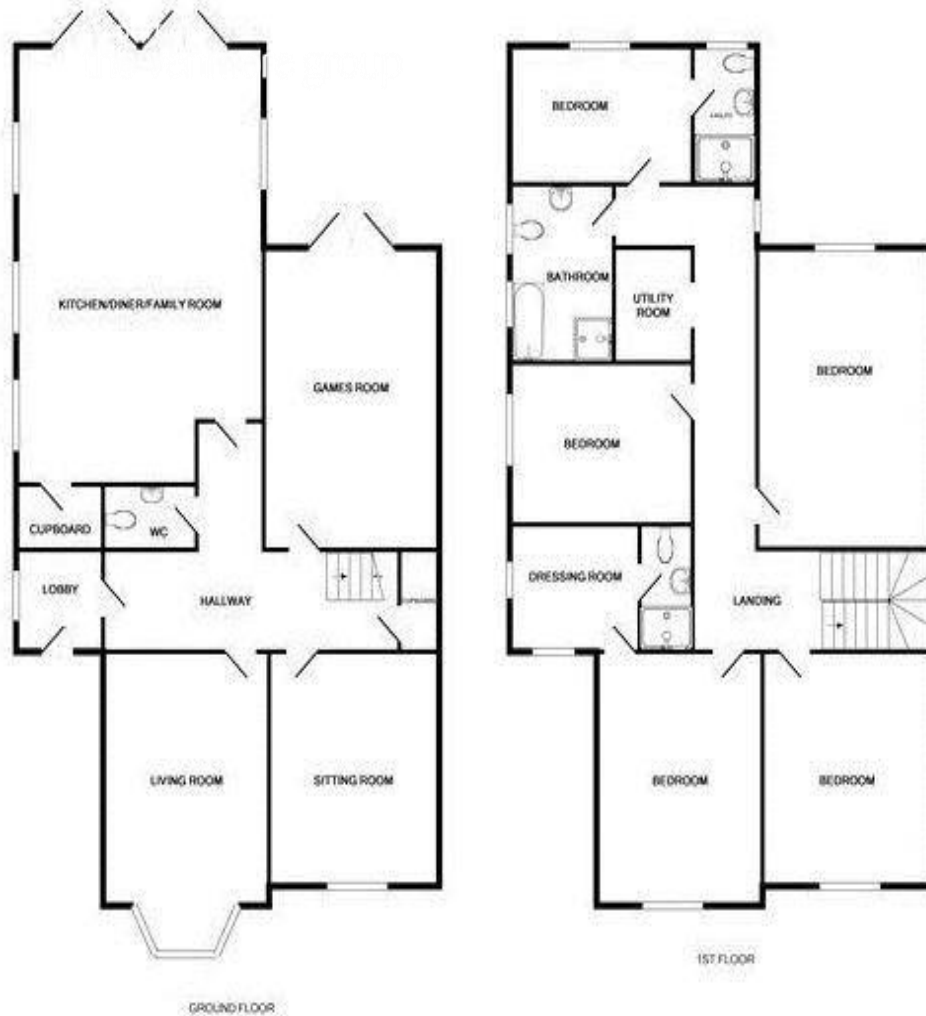
The property is approached via a block paved driveway with space for numerous vehicles and electric gate. The property has a comprehensive alarm system fitted to include CCTV surveillance.



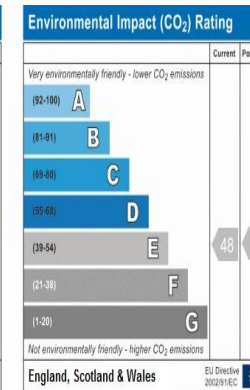
86 Birkenhead Road CH47 0LB

£550,000





Reference:
Birkenhead Road



Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From the Agent's Hoyake office turn right onto Market Street and continue onto Birkenhead Road where the property will be seen on the right hand side.

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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