



8 South Park Road, Kirkby, L32 2AG



BEAUTIFULLY PRESENTED AND RENOVATED DETACHED EXECUTIVE PROPERTY SITUATED IN A TUCKED AWAY CONSERVATION AREA, THREE DOUBLE BEDROOMS- MASTER HAVING AN ENSUITE, OPEN WORKING FIRE AND DRESSING AREA, THREE RECEPTION ROOMS, MODERN KITCHEN, LARGE ENCLOSED GARDENS TO THE REAR, GARAGE WITH SCOPE FOR CONVERSION. WONDERFUL RARE OPPORTUNITY.

This detached residence sits in the heart of Kirkby but in a tucked away, quiet location. The property would make a superb family home with spacious accommodation throughout and the opportunity for further extension if needed. With character throughout, the property is full of features such as original fireplaces. The accommodation comprises entrance hallway, living room, dining room, sitting room/ orangery and modern kitchen/diner to the ground floor. To the first floor are three double bedrooms, the master having a dressing area and en-suite shower, and the family bathroom which has a roll top freestanding bath. Externally there is a gated driveway providing off road parking for a number of cars, large lawned gardens to both the front and rear and a detached garage which has scope for further development. This is an opportunity not to be missed and we would strongly recommend an early viewing.

These details have been prepared in accordance with the Estate Agency Act 1979 and the Property Mis-Descriptions Act 1991. The information contained within these details have been prepared in good faith, all measurements and floor plans are for illustrative purposes only and should not be relied upon. The photography contained within these details is for illustrative purposes only. None of the appliances have been tested nor is any warranty or guarantee available from Chess Properties Limited. Any details which are of specific interest to you should be confirmed with the vendor before you make any offers. If there are any aspects of these details you want to check please call us on 0151 520 0001 and we will be happy to confirm any points for you.

Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



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£360,000



Property Features

- Detached Executive Residence
- Full Of Character Features
- Unique Opportunity
- Three Double Bedrooms, Master With Ensuite And Dressing Area
- Three Reception Rooms



Full Description

ENTRANCE HALLWAY

10' 11" x 6' 5" (3.33m x 1.97m)

A stained glass panelled entrance door with stained glass surround. Stair case leading to the first floor landing. Picture rails. Dado rails. Kamdean flooring. Radiator. Stripped wooden doors off to various rooms.

LIVING ROOM

15' 9" x 12' 0" (4.82m x 3.66m)

Double glazed Upvc Bay window to the front overlooking the front gardens. Open working fire place with grate, tiled hearth and cast iron surround and mantle. Picture rails. Kamdean flooring. Radiator. Double glazed Upvc French doors lead into the



SITTING ROOM/ ORANGERY

18' 11" x 11' 2" (5.79m x 3.42m)

A triple aspect room with double glazed Upvc windows to the rear and both sides as well as double glazed Upvc French doors leading out to the gardens. Kamdean flooring.

DINING ROOM

16' 5" x 11' 10" (5.01m x 3.63m)

Double glazed Upvc Bay window to the front overlooking the front gardens and double glazed Upvc window to the side. Open fireplace with grate, tiled hearth, mantle and surround. Picture rails. Radiator.

KITCHEN/ DINER

18' 11" x 10' 2" (5.77m x 3.10m)

A dual aspect room with double glazed Upvc windows to the side and rear and double glazed Upvc French doors leading out onto the rear gardens. Range of wall and base units incorporating worksurfaces with inset Butler sink and mixer tap over. Space for range style cooker with integrated extractor over and tiled surround. Space for American style fridge freezer. Integrated washing machine. 'Vaillant' boiler. Tiled splash backs. Kamdean flooring. Radiator.

FIRST FLOOR LANDING

13' 8" x 6' 7" (4.19m x 2.01m)

Double glazed Upvc window to the front. Picture rails. Loft access. Doors off to various rooms.

FRONT MASTER BEDROOM

13' 0" x 11' 9" (3.97m x 3.60m)

Double glazed Upvc window to the front. Cast iron working fireplace with tiled hearth, surround and mantle. Picture rails.



Radiator. Opening through to the

DRESSING AREA

6' 9" x 4' 11" (2.07m x 1.51m)

Double glazed Upvc window to the rear and Velux window. Space for wardrobe. Opening into the

ENSUITE

6' 9" x 5' 1" (2.07m x 1.57m)

Double glazed Upvc window to the rear and Velux window. Suite comprising large walk in shower with mains shower over, WC and wash hand basin with mixer tap over. Tiled walls. Radiator.

FRONT AND SIDE BEDROOM TWO

13' 2" x 11' 8" (4.03m x 3.58m)

Double glazed Upvc windows to the front and side. Built in wardrobes. Picture rails. Radiator.

REAR AND SIDE BEDROOM THREE

11' 10" x 10' 3" (3.62m x 3.13m)

Double glazed Upvc windows to the rear and side. Fireplace with grate, tiled hearth, surround and mantle. Built in wardrobe. Picture rails. Radiator.

BATHROOM

6' 8" x 6' 7" (2.04m x 2.03m)

Suite comprising roll top freestanding bath with mixer tap and shower attachment, wash hand basin and WC. Tiled flooring. Radiator.

EXTERNALLY

The property is approached through double gates which lead into the sweeping driveway providing off road parking for a number of cars and giving access to the detached garage. There is a large lawned garden to the front which is walls and fencing, allowing for a good degree of privacy. Side access can be gained to either side of the property and leads into the main rear gardens.

GARAGE

23' 4" x 12' 10" (7.12m x 3.93m)

Up and over garage door. Loft access. Double glazed Upvc window to the side. Stable door to the side. Openings into two further rooms. Scope for conversion and renovation which has been started by the current owners.

ROOM ONE

7' 10" x 5' 4" (2.40m x 1.64m)

Double glazed Upvc window to the rear.

ROOM TWO

7' 10" x 7' 2" (2.41m x 2.19m)

Double glazed Upvc window to the side.

REAR GARDENS

The rear gardens are a real delight and are fully enclosed. Enjoying a good degree of privacy, these gardens are lovely. There is a large patio area which is ideal for outdoor entertaining and leads onto a large lawn which is surrounded by mature trees and shrubs.

AGENTS NOTE

Freehold

Council Tax Band- C, Knowsley Council.

