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Market Leading, Independent Estate Agents



Liverpool Road

Birkdale, Southport, PR8 3BZ

Offers In Excess Of £650,000

Flexi-Agent is delighted to present this high specification, extended three-bedroom detached property to the open market. The property has an annexe to the rear with a fully fitted kitchen and bathroom with plenty of potential. Situated on Liverpool Road in Birkdale, the property is surrounded by an array of local amenities, including shops, bars, restaurants, excellent schools, and transport links. It is also just a short walk from the renowned Royal Birkdale Golf Club and Hillside Golf Links.

The property comprises a storm porch leading into a generous hallway with a fireplace, a large front-facing dining room with a bay window and fireplace, a music/entertainment room, a study or potential 4th bedroom, a utility room, and a downstairs WC. There is a spacious open-plan living room with double doors leading to the rear and a beautifully presented oversized kitchen area with double islands.

On the first floor, there are three double bedrooms, with the master featuring an en suite and a separate dressing room. A modern three-piece bathroom completes this floor.

Externally, the property benefits from a gated entrance with an expansive driveway offering parking for 6-8 cars and a secure private side courtyard. To the rear is a sun-catching garden, a detached garage with a workshop, and a beautifully presented summer house with a bathroom and kitchen/bar area, making it ideal for use as an annexe or potentially as an Airbnb.

- Three DOUBLE bedrooms, Detached & High Spec, circa 3132 sqft
- Self-contained annexe with a working kitchen and bathroom
- POTENTIAL AIRBNB BUSINESS IN THE ANNEXE
- Large front bay window dining room
- Oversized kitchen with double island
- Lovely open plan lounge / kitchen
- Three piece bathroom & a three piece en suite shower room
- Front gated large driveway parking & a detached garage / workshop
- Extended rear sun catching garden
- Viewings available upon request

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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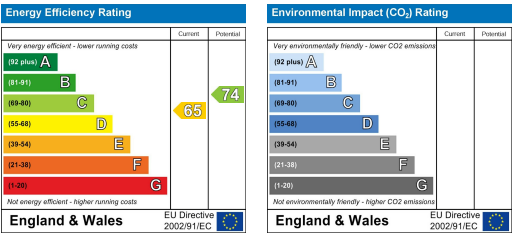
Floor Plan



Area Map



Energy Efficiency Graph



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