



FLEXIAGENT

Market Leading, Independent Estate Agents



Sherringham Road

Southport, PR8 2HQ

£20,000

**** AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 ****

Located in one of Birkdale's most desirable and prestigious locations, this truly magnificent home seamlessly combines space, style, and modern convenience in a tranquil and sought-after setting.

The ground floor welcomes you with a spacious entrance porch and airy hallway, leading to a contemporary kitchen fitted with top-of-the-range appliances and marble worktops. The heart of the home is the open-plan lounge and dining area, featuring a beautiful bay window that frames the charming garden at the front of the house and fills the space with natural light. To the rear, a stunning sunroom with a large skylight provides a bright and airy living space, offering access to the expansive landscaped rear garden. This floor also hosts two generous double bedrooms, each with its ensuite shower room—one boasting a walk-in wardrobe, while the other features built-in wardrobes for convenient storage. A utility room and a downstairs WC complete the ground floor.

The first floor includes an additional well-proportioned double bedroom with dual-aspect windows overlooking both the front and rear gardens, along with a walk-in wardrobe and a stylish family bathroom, making it an ideal guest suite or private retreat.

Externally, the property offers ample driveway parking and a beautifully maintained rear garden, complete with established borders, sun-catching seating areas, and plenty of space for activities. Additionally, there is a delightful summer house

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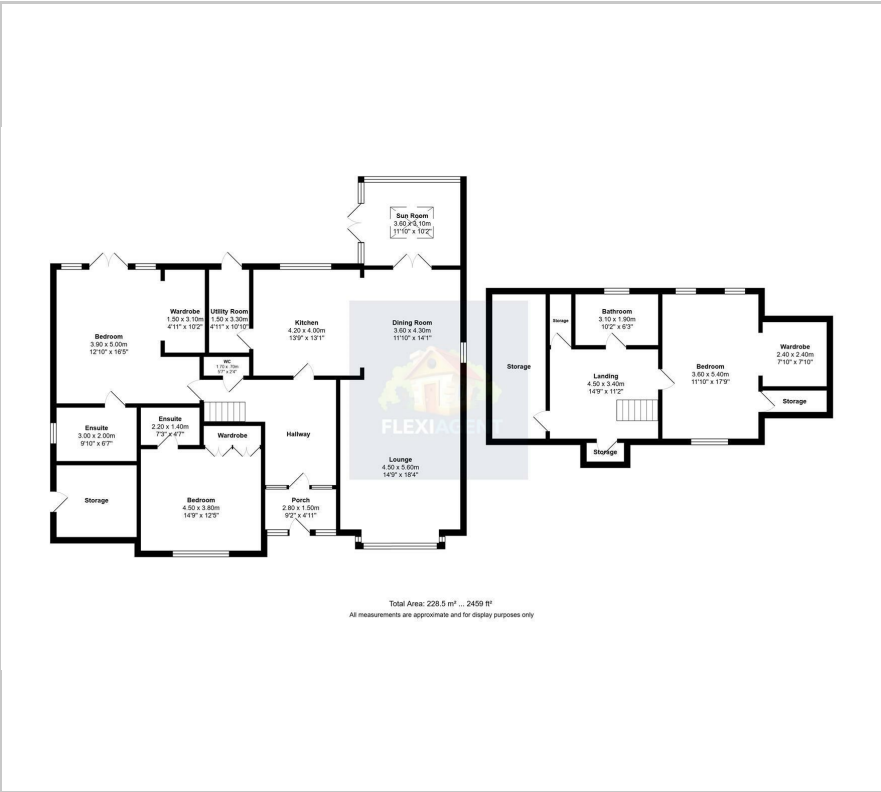
- 0.7 miles from the Royal Birkdale Golf Club
- Sought-after location
- PRICE ON APPLICATION
- Spanning over 2500 sqft
- Master suite with a large shower room and walk-in wardrobes
- Two additional spacious double bedrooms with en-suites
- Separate WC
- Ample parking to the front of the property
- Expansive rear garden with summer house - great for entertaining

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.



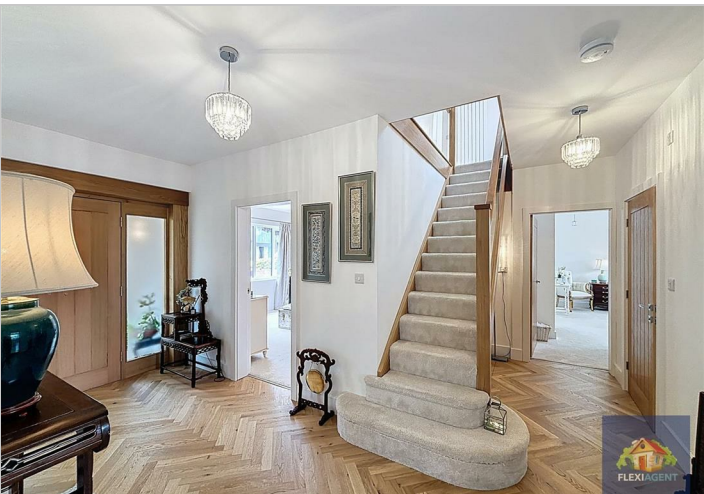
Floor Plan



Area Map



Energy Efficiency Graph



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