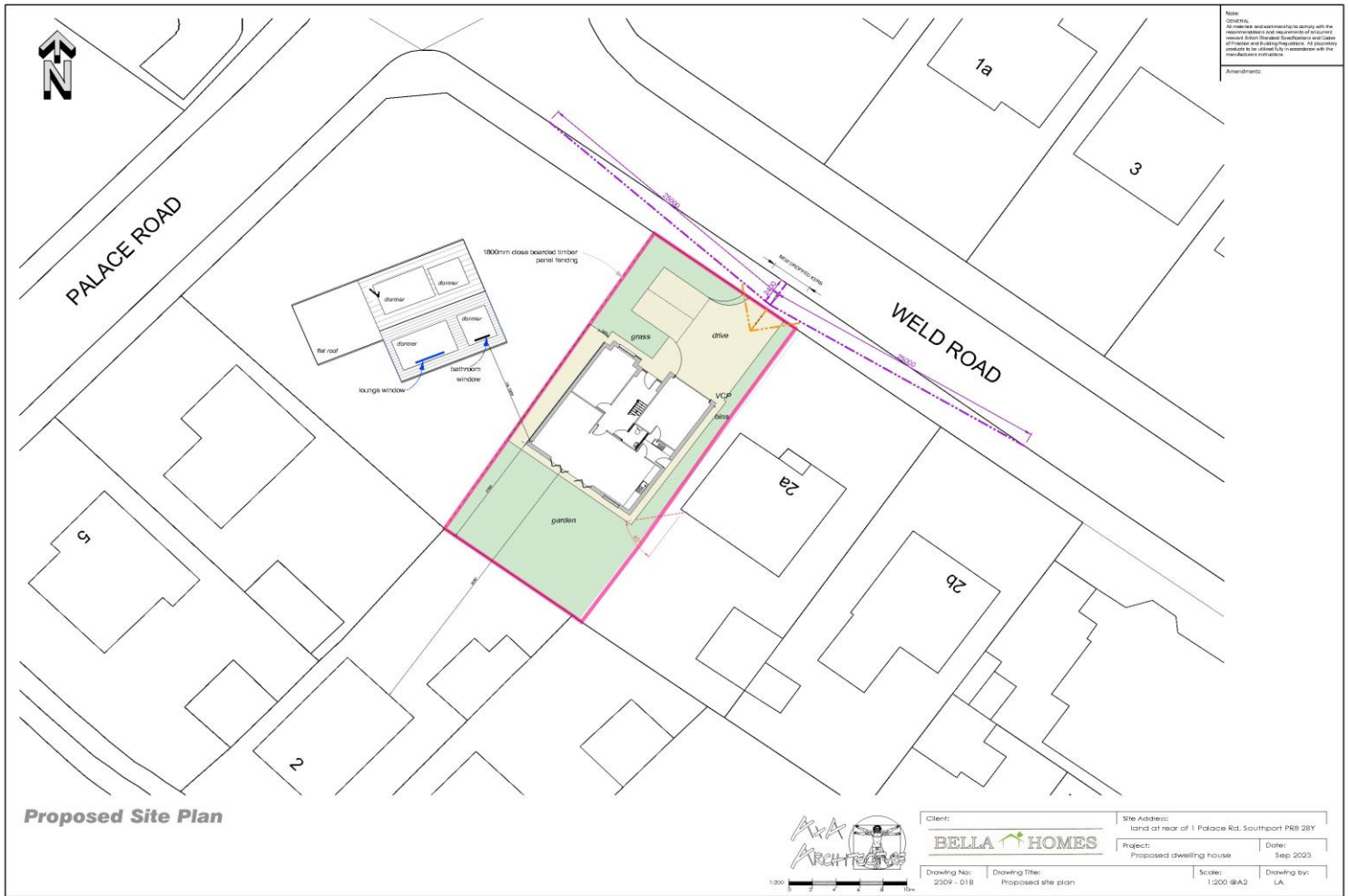


Weld Road, Birdkale



Asking Price **£750,000**



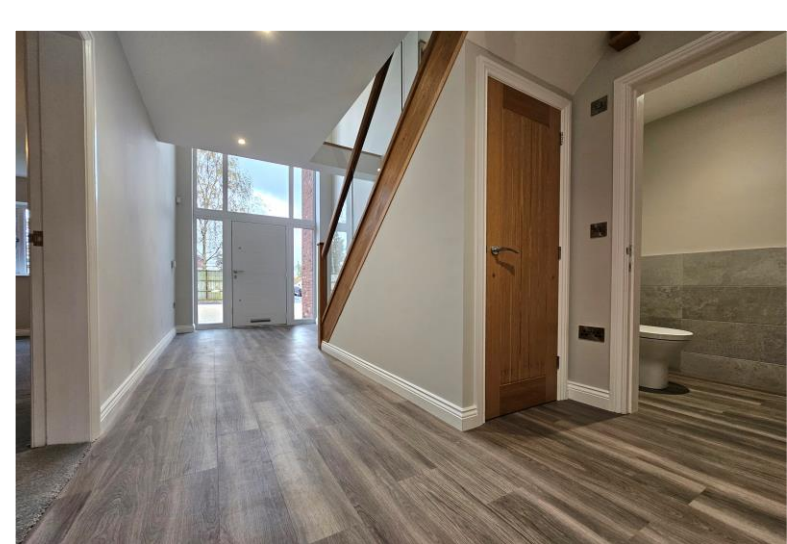
Proposed Front Elevation



01772 811899

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tarleton@smartmoveproperties.net



Situated on the Shoreside of Birkdale, lies this NEW BUILD detached family home. Work has begun on this property now, with completion estimated for early Spring 2025. Buyers reserving the property early may benefit from being able to tailor the property to their needs, as at this early stage the builder is amenable to finishing the property to meet the buyers tastes and needs, creating a tailor made home of your dreams.

The proposed layout the property is expected to span around 2,700 sq ft and in brief will include: entrance hall with staircase to the first floor, ground floor WC, lounge / snug, WOW factor open plan family room and fitted kitchen with sliders opening to the rear garden, separate utility / laundry room, integral single garage, first floor landing, bedroom one with walk-in wardrobe / dressing room and en suite shower room off, bedroom two also has an en suite shower room, bedrooms three and four and the four piece family bathroom completes the accommodation. NB: The photographs in this listing are of the same house type build by the builder and as such, are for reference only.

Outside the property there shall be a lawned front garden and a resin driveway for off road parking. The integral garage is accessed from the driveway through an electric roller door, for easy access for additional parking or useful storage. There will be gated access to the side of the property for easy access round to the rear, where the main garden. The rear garden shall include an Indian stone patio area and lawned garden with a fenced perimeter.

About the Builder: Specialising in select developments of individual builds, Bella Homes are known for high quality family homes of distinction, with each property crafted to a high specification and sure to evoke envy amongst those lucky enough to have experienced first-hand one of their amazing properties. Award Nominated by the local council for quality of build and design, Bella Homes have created loving family homes in the local area and are fast becoming "The" choice for discerning purchasers yearning for a new build home, without being on a large estate. Every Bella Homes property is specifically designed from inception to completion with longevity and desirability at the forefront, creating a home, not just another house.

About the Local Area: Birkdale is an area of Southport, in the north-west of England. The area is located on the Irish Sea coast, approximately a mile away from the centre of Southport. Despite its small size, Birkdale receives a great deal of sporting attention once every few years as it plays host to The Open Championship at Royal Birkdale Golf Course. Just minutes walk from Westcliffe road is Victoria Park which not only provides fantastic walks and picturesque scenery, but is also home to the famous annual Southport Flower Show. For commuting Birkdale is serviced by regular bus routes and also has two train stations, making it easy to commute to larger towns and cities. Within the heart of Birkdale village itself are numerous boutique shops, restaurants and bars. New Cut Close is on the boundary of Birkdale and Halsall, falling into those catchment areas for outstanding schools. Both Southport and Ormskirk town centres almost equal distance away for larger shops.



*** Detached New Build House - 4 Double Bedrooms**

*** Open Plan Kitchen Family Room**

*** Bedroom One with Dressing Room & En Suite**

*** Four Piece Family Bathroom**

*** Choice of Kitchen & Fixtures & Fittings if Reserved Early**

*** Snug / Lounge**

*** Separate Utility / Laundry Room & Ground Floor WC**

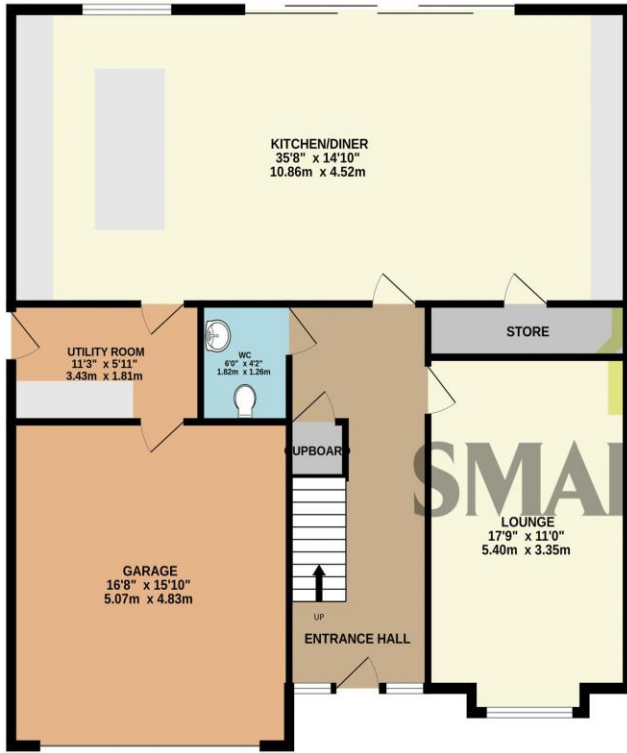
*** Bedroom Two also with En Suite**

*** Driveway & Integral Single Garage & rear Garden**

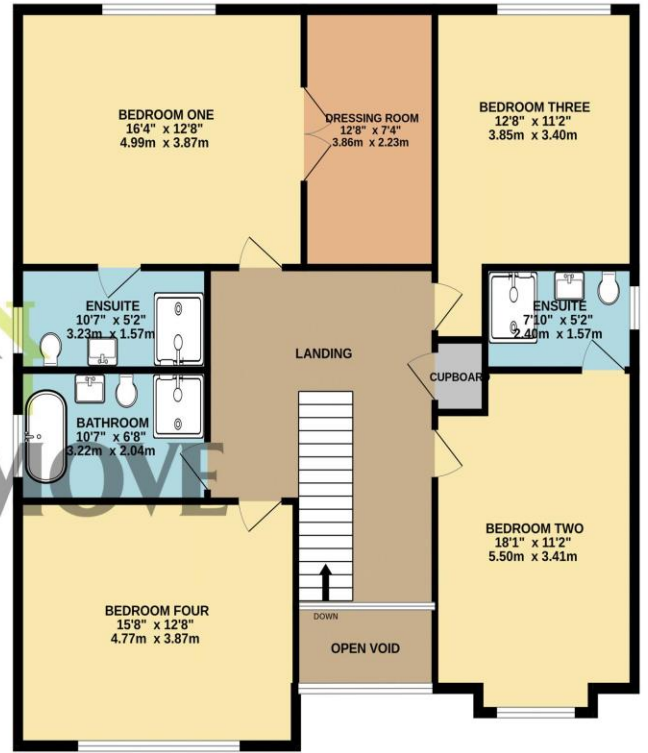
*** UPVC DG, GCH, Freehold & EPC tbc**



GROUND FLOOR
1350 sq.ft. (125.4 sq.m.) approx.



1ST FLOOR
1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA: 2700 sq.ft. (250.8 sq.m.) approx.

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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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.