



Stanley Avenue

Southport, PR8 4RU

£25,000 Per Week

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

****PRICE ON APPLICATION****

**** Sleeps up to 12 People ****

Flexi Agent are delighted to bring to market this impressive and spacious six-bedroom detached property, ideally located for the upcoming Golf 2026 tournament. Situated within close proximity to the sought-after Birkdale Village, the home benefits from a wealth of local amenities including popular bars, restaurants, boutique shops, cafés, and excellent transport links via Birkdale train station.

This substantial family home offers generous and versatile living accommodation set over three floors. The ground floor comprises a welcoming entrance hallway, two spacious front lounges—one currently used as a bar/lounge area, a downstairs WC and a versatile home office or dining room. To the rear is a large, modern kitchen fitted with high-specification appliances and bi-folding doors that open onto a sun-catching decked area, ideal for entertaining.

The first floor hosts four generously sized bedrooms, two of which benefit from private en-suite bathrooms. A stylish three-piece family bathroom also features a cleverly designed laundry room for added practicality. A separate utility room completes the ground floor layout.

Viewing

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

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

■ ****PRICE ON APPLICATION****

- Six bedroom, Detached, circa 2239 sqft
- 1.3 miles to The Royal Birkdale Golf Club
- Presented to a high specification
- Three reception rooms
- Three bathrooms
- Driveway parking, detached garage and EV Charging port
- Sun catching garden with a home gym
- Viewing is available immediately by appointment



Room Schedule:

Room	Dimensions (ft" x ft")
Office/Studio	2.27 x 3.18m / 11'1" x 13'6"
Kitchen	2.89 x 3.04m / 25'11" x 10'2"
Lounge	4.03 x 5.44m / 13'3" x 18'0"
Entrance Hallway	3.05 x 5.03m / 10'0" x 17'5"
WC	1.24 x 2.01m / 4'1'0" x 6'7"
Lounge/Bar	2.95 x 4.00m / 12'8" x 13'2"
Porch	-
Bedroom	3.84 x 4.83m / 12'6" x 15'11"
Bedroom	3.54 x 2.30m / 11'7" x 7'7"
Bathroom	1.62 x 2.30m / 5'4" x 7'7"
Laundry	-
Landing	-
Bedroom	4.10 x 5.43m / 13'6" x 17'9"
Ensuite	1.93 x 3.06m / 6'11" x 10'1"
Ensuite	2.38 x 1.91m / 7'10" x 6'3"
Bedroom	4.11 x 2.29m / 13'6" x 7'6"
Bedroom	4.62 x 3.05m / 15'2" x 11'7"
Storage	2.27 x 2.20m / 7'6" x 7'3"
Landing	-
Bedroom	4.02 x 7.28m / 13'2" x 23'11"

Total Area: 264.9 m² ~ 2,851 ft²
All measurements are approximate and for display purposes only

The map shows a street intersection. Crescent Rd runs diagonally from the top left towards the center. Bedford Rd runs diagonally from the bottom left towards the center. A5267 is a vertical road running through the center. The Family Surgery is marked with a red pin and a red medical icon on Crescent Rd, just north of its intersection with A5267. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 52 62 Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 52 62 Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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