



# Waterloo Road

Southport, PR8 2FY

£12,000

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

\*\*\*PRICE ON APPLICATION\*\*\*

Flexi Agent are proud to present this modern four-bedroom home, available to let exclusively for The Royal Birkdale Golf Open 2026. Situated in the desirable area of Birkdale, this well-appointed property is just 1 mile from Royal Birkdale Golf Club, with other top courses including Hillside Golf Club and Hesketh Golf Club close by—making it an ideal location for golf fans and event attendees.

The home is perfectly placed for convenience, with Birkdale Village, Hillside Village, and Southport town centre all within easy reach, offering a wide variety of restaurants, bars, cafés, shops, and amenities. Excellent transport links are available via Birkdale train station, providing direct access to Liverpool and Southport.

The ground floor comprises a welcoming entrance hallway with a WC, internal garage storage, and an open-plan kitchen/dining area with integrated appliances and sliding doors leading to the rear garden.

The first floor features a spacious lounge with a feature fireplace and abundant natural light, two bedrooms—one benefiting from balcony access—and a modern three-piece family bathroom.

The second floor hosts the master bedroom, complete with built-in wardrobes, skylights, a walk-in closet area, and a

- Four bedrooms
- Circa 1559 sqft
- One mile from Royal Birkdale Golf Course
- Balcony
- Spacious Lounge area
- Open plan kitchen and dining area
- Three piece bathroom, En Suite and WC
- Sun catching rear garden
- Garage
- Viewings available upon request

## Viewing

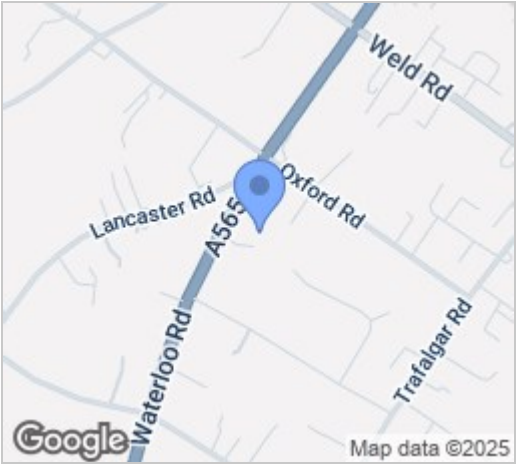
Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



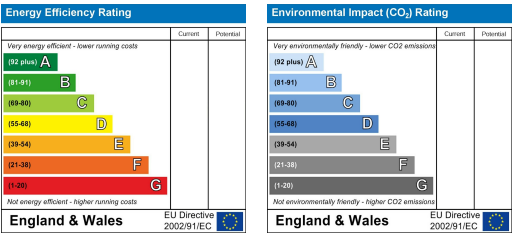
Floor Plan



Area Map



Energy Efficiency Graph



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