



# Marshside Road

Southport, PR9 9TA

£10,000

\*\*\*AVAILABLE TO LET EXCLUSIVELY FOR THE ROYAL BIRKDALE GOLF OEPN 2026\*\*\*

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

Flexi Agent are proud to present this charming four-bedroom semi-detached property, available to let exclusively for the Royal Birkdale Golf Open 2026!

Situated on Marshside Road, the home is conveniently located just 5.7 miles from Royal Birkdale Golf Club, and within easy reach of other renowned courses including Southport Golf Links and Hesketh Golf Club, making it the perfect choice for event attendees and golf enthusiasts alike.

The ground floor comprises a welcoming entrance hall, a spacious and sunlit reception room, a dedicated dining room, a rear sitting room with access to the garden, and a stylish, well-equipped kitchen — ideal for both everyday living and entertaining.

Upstairs, the property boasts three bedrooms, two of which are double and one twin bedroom on the second floor, which are accompanied by a nicely presented three piece bathroom and a contemporary three piece shower room.

Externally, the property benefits from driveway parking with an EV charger and a sun-drenched rear garden, perfect for

- Four bedrooms (Sleeps 8 people)
- Semi detached
- Price on application
- 5.7 miles away from the Royal Birkdale Golf Club
- Three spacious and sunlit reception rooms
- Stylish kitchen
- Three piece bathroom and a three piece shower room
- Driveway parking with an electric charging point
- Sun drenched rear garden
- 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.



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## Floor Plan

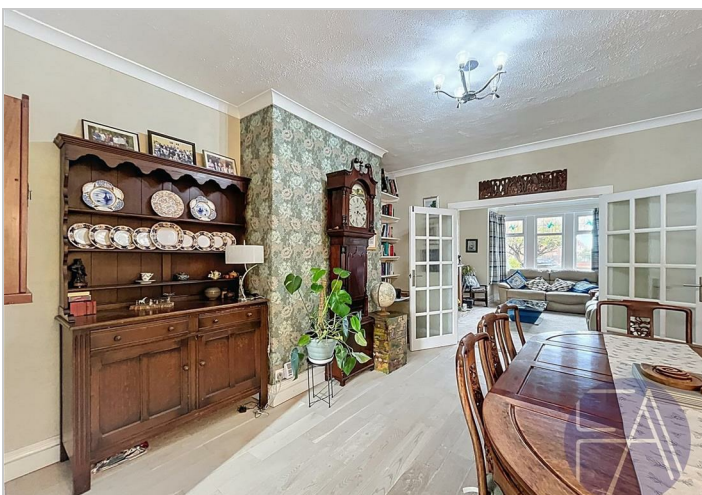
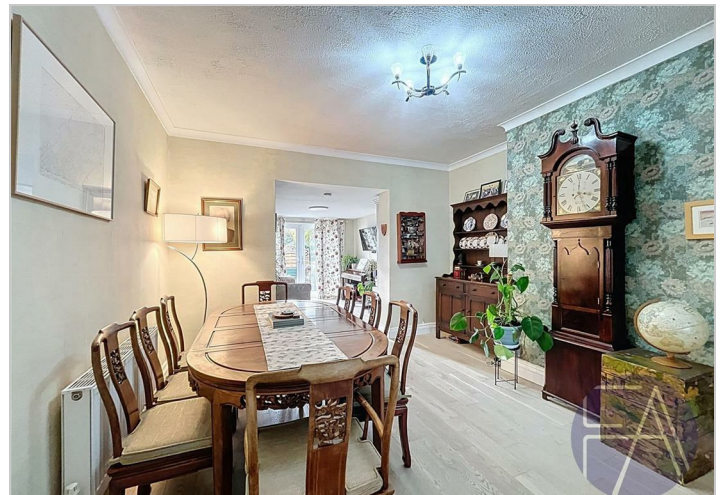


## Area Map



## Energy Efficiency Graph

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



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