



House - Detached (EPC Rating: )

# GOLF AT 109 WATERLOO ROAD, BIRKDALE, SOUTHPORT, PR8 4QN

Per Week

## £10,000

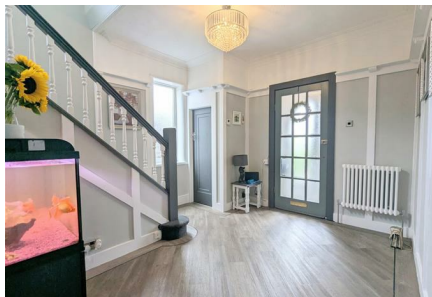
### FEATURES

- 2026 GOLF OPEN ACCOMMODATION
- WALKING DISTANCE TO ROYAL BIRKDALE GOLF COURSE
- HILLSIDE LOCATION
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LOUNGE/DINER
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN



# 4 Bedroom House - Detached located in Birkdale

GOLF | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



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Council Tax Band

Exempt



Energy Efficiency 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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.