



Lyons Road, Birkdale, Southport PR8 1JJ

An excellent opportunity to purchase a modern semi-detached house located in a popular residential area to the shore side of Birkdale, conveniently placed for access to both Birkdale Village and Southport town centre.

The property was built in 2022 and offers well planned, pleasantly proportioned accommodation which is planned over three floors with fitted Plantation shutters throughout, briefly comprising Hall, fitted Cloakroom/wc, Study and fitted Dining Kitchen (with integrated double oven, induction hob, microwave, dishwasher and washing machine) to the ground floor, with Living Room, Bedroom 3 and Shower Room to the first floor and the principal Bedroom, second double Bedroom and Bathroom to the second floor. In addition to having the benefit of fitted solar panels, gas central heating, under floor heating to the ground floor and upvc double glazing are installed.

There is off road parking for two cars to the front of the property and the benefit of a fitted EV charging point. The rear garden is a particular feature of the property which has been thoughtfully designed and landscaped for ease of maintenance including a water feature together with with a useful enclosed storage area to the side.

Lyons Road is a cul-de-sac located off Aughton Road, convenient for local shops and public transport facilities. The property is within half a mile of Birkdale Shopping Village together with the railway station on the Southport/Liverpool line.



Price: £275,000 Subject to Contract

Ground Floor:

Hall

WC - 2.01m x 1.07m (6'7" x 3'6")

Kitchen/Dining Room - 4.42m x 3.89m (14'6" x 12'9")

Study - 3.53m x 2.01m (11'7" x 6'7")

First Floor:

Landing

Living Room - 3.89m x 3.56m (12'9" x 11'8")

Bedroom 3 - 3.43m x 2.01m (11'3" x 6'7")

Shower Room - 2.06m x 2.01m (6'9" x 6'7")

Second Floor:

Landing

Bedroom 1 - 3.89m x 3.56m (12'9" x 11'8")

Bedroom 2 - 3.4m overall x 2.97m (11'2" x 9'9") with built in cupboard.

Bathroom - 2.08m x 2.01m (6'10" x 6'7")

Outside:

There is off road parking for two cars to the front of the property together with EV (electric vehicle) charging point on the driveway. To the rear there is an attractive, enclosed garden which has been planned and landscaped for ease of maintenance incorporating a water feature and with an enclosed storage area to the side.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

Leasehold for the residue of a term of 999 years from 25/3/1931 subject to an annual ground rent of £250 until 2045 at which point it is then reviewed every 25th year anniversary.

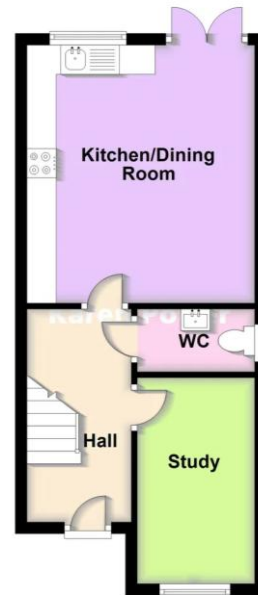
NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

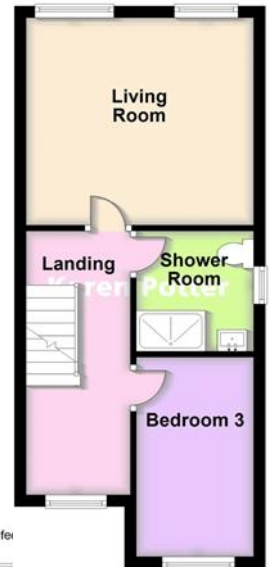
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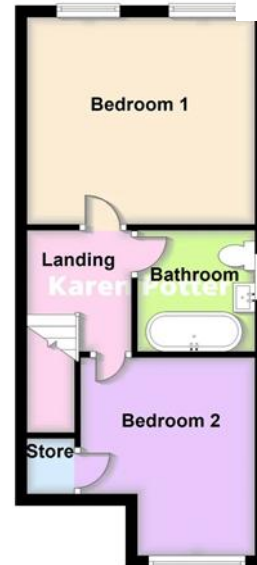
Ground Floor
Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor
Approx. 33.9 sq. metres (365.2 sq. feet)



Second Floor
Approx. 33.9 sq. metres (365.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(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	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.