



## **Wybourne Gate, Birkdale, Southport PR8 2FG**

An early inspection is highly recommended of this exceptional town house forming part of an exclusive development by Scheme Global completed during 2021.

Offered for sale with no onward chain, the property offers beautifully presented, inverted, accommodation which is both well planned and attractively proportioned, whilst also being easy to manage and comprises Hall with Utility cupboard, two double Bedrooms and a luxury fitted Bathroom with double shower enclosure, bath, wall mounted wash hand basin and close coupled wc.

A staircase from the Hall, gives access to the open plan Living/Dining/Kitchen spanning the whole of the first floor. A block paved frontage provides off road parking for two vehicles.

Set back from Westcliffe Road and accessed by way of electrically operated gates, Wybourne Gate is a select development of modern town houses standing alongside the 19th century villa (formerly Sunnymeade school) that has been sympathetically converted into apartments. The many amenities of Birkdale Village and the town centre are readily accessible.



**Price: £285,000 Subject to Contract**

**Ground Floor:**

**Hall**

**Bedroom 1** - 3.86m x 3.4m (12'8" x 11'2" max)

**Bedroom 2** - 4.95m x 2.77m (16'3" x 9'1" max)

**Bathroom** - 2.82m x 2.46m (9'3" x 8'1")

**Utility** - 0.91m x 0.64m (3'0" x 2'1")

**First Floor:**

**Lounge/ Kitchen/ Dining Room** - 7.92m x 4.95m (26'0" x 16'3")

**Outside:**

A block paved frontage provides off road parking for two vehicles.

**Council Tax:**

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

**Tenure:**

Leasehold for a residue term of 250 years from 1/1/2020 with a peppercorn rent.

**Service Charge:**

£1,624.78 to cover the upkeep of all communal areas including the gardens, window cleaning, sinking fund and insurance.

**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. 42.7 sq. metres (459.2 sq. feet)



**First Floor**

Approx. 39.3 sq. metres (423.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.