



Regent Close, Birkdale, Southport PR8 2EJ

A beautifully presented detached family home, constructed in 2002, offering spacious accommodation within a desirable cul-de-sac in Birkdale, just a short stroll from Birkdale Village and its railway station. This impressive property offers well-proportioned and thoughtfully designed living spaces, set within established and well maintained gardens. The ground floor welcomes you with a spacious Hall, a fitted Cloakroom/wc, a comfortable Living Room, a versatile Snug, and a dedicated Study.

The heart of the home is an impressive open-plan Kitchen/Dining Room, perfect for entertaining and family life. A practical Utility Room and Boot Room provide direct internal access to the double garage. Upstairs, the landing leads to four double Bedrooms, each boasting its own en-suite facilities and built-in wardrobes. The particularly spacious Principal Bedroom Suite is a standout feature. The home benefits from gas central heating, with a new boiler and radiators installed May 2022, and UPVC double glazing throughout, the windows to the main bedroom having been replaced in 2025.

Regent Close is ideally situated off Regent Road, providing easy access to the charming amenities, shops, restaurants and bars of Birkdale Village together with the railway station, offering direct links to Southport and Liverpool. Excellent local primary and secondary schools are readily accessible, as are prestigious championship golf courses, including Royal Birkdale.

Price: £675,000 Subject to Contract



Ground Floor:

Hall

Cloakroom - 1.85m x 1.6m (6'1" x 5'3")

Living Room - 4.62m x 4.47m (15'2" x 14'8" including square bay window overlooking the rear garden)

Open Plan Kitchen/Dining Room - 7.39m x 3.84m (24'3" x 12'7") overall

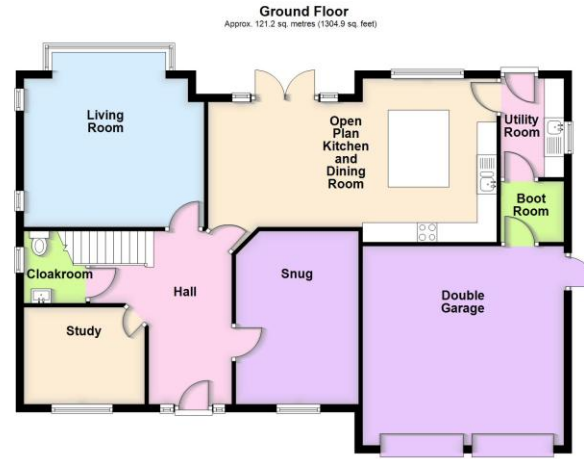
Utility Room - 2.54m x 1.63m (8'4" x 5'4")

Snug - 4.44m x 3.15m (14'7" x 10'4") overall

Study - 3.1m x 2.49m (10'2" x 8'2") overall

Boot Room - 1.63m x 1.55m (5'4" x 5'1")

Double Garage - 5.26m x 5.11m (17'3" x 16'9")



First Floor:

Landing

Principal Bedroom Suite - 5.77m x 5.61m (18'11" x 18'5") plus door recess and plus area housing three wardrobes with double doors.

En-Suite Shower Room - 3.1m x 1.93m (10'2" x 6'4")

Bedroom 2 - 4.34m x 3.81m (14'3" x 12'6")

En-Suite Shower Room - 2.21m x 2.11m (7'3" x 6'11")

Bedroom 3 - 3.05m x 2.67m (10'0" max x 8'9") plus area housing built in wardrobe, door to En Suite which is shared with the fourth Bedroom

En-Suite - 2.59m x 1.5m (8'6" x 4'11")

Bedroom 4 - 2.87m x 2.67m (9'5" x 8'9") plus area housing built in wardrobe, door to En Suite which is shared with the third Bedroom

En-Suite Bathroom - 2.24m x 1.68m (7'4" x 5'6")



Outside:

The property stands in established, well maintained gardens to the front and rear, the front incorporating a driveway leading to the double width garage 5.26m x 5.11m (17'3" x 16'9") which affords interior courtesy access to the house. The enclosed rear garden is planned with lawn, established shrubs and stocked borders. The present owners are prepared to include the hot tub in the sale which stands in its own separate area within the rear garden.

Tenure:

Freehold

Council Tax:

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

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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.