



Belmont Street, Birkdale, Southport, PR8



Offers in Excess of £250,000

- Ideally Located Between Birkdale & Southport
- Spacious and Versatile Layout
- Open Living/Dining Area
- Three Well-Proportioned Bedrooms
- Excellent Potential to Personalise
- Low Maintenance Rear Garden
- Freehold
- EPC rating D



Situated on a quiet residential road, ideally situated between Birkdale Village and Southport Town centre, this three-bedroom semi-detached property could make a perfect home for a full range of buyers!

Ideally positioned between the ever-popular areas of Birkdale and Southport town centre, this property enjoys a highly convenient setting with an excellent selection of local amenities, independent eateries, shops, schools, and transport links all within easy reach.

Ready to move in whilst still brimming with potential, the home offers an exciting opportunity for buyers looking to put their own stamp on a property and create a comfortable long-term home tailored to their own style and requirements.



The well-proportioned accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge which opens through to a separate dining area, creating a versatile living and entertaining space filled with natural light and perfect for families. Alongside the dining area is a fitted kitchen and a convenient ground floor WC adds to the practicality of the layout. To the first floor, the property offers three generously sized bedrooms, a family bathroom, and a separate WC, providing practical accommodation for growing families.

Externally, the property benefits from an attractive frontage with a substantial driveway providing off-road parking for multiple vehicles, alongside a low-maintenance graveled garden. Gated side access leads to a detached single garage, offering additional storage or parking options. To the rear, there is a private and well-enclosed courtyard-style garden designed for ease of maintenance, creating an ideal outdoor space for relaxing or enjoying the warmer months.

Offering excellent scope for improvement, this property represents a fantastic opportunity in a sought-after residential location.

Early viewings are highly recommended and strictly by appointment only.

Measurements

Lounge - 3.64m x 3.84m (11.9ft x 12.6ft)

Dining Room - 2.81m x 2.42m (9.2ft x 7.9ft)

Kitchen - 2.69m x 3.03m (8.8ft x 9.9ft)

Bedroom 1 - 3.6m x 4.22m (11.8ft x 13.8ft)

Bedroom 2 - 3.32m x 2.99m (10.9ft x 9.8ft)

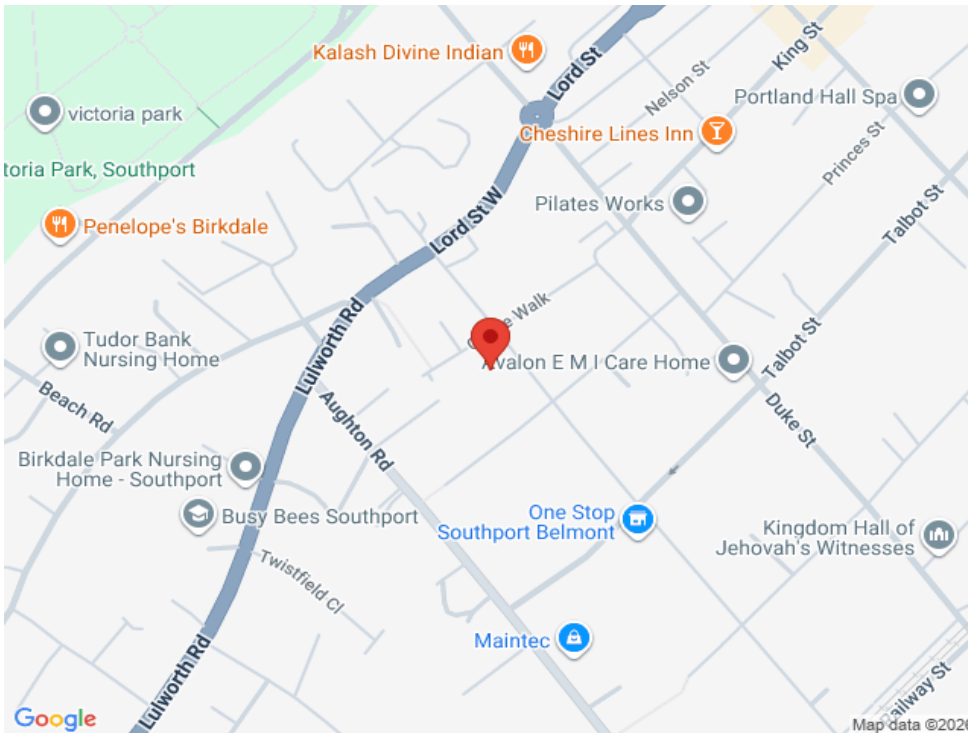
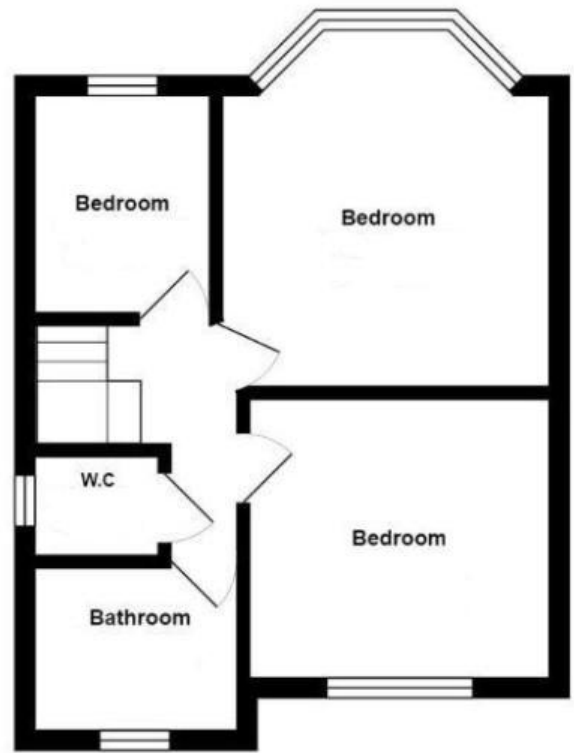
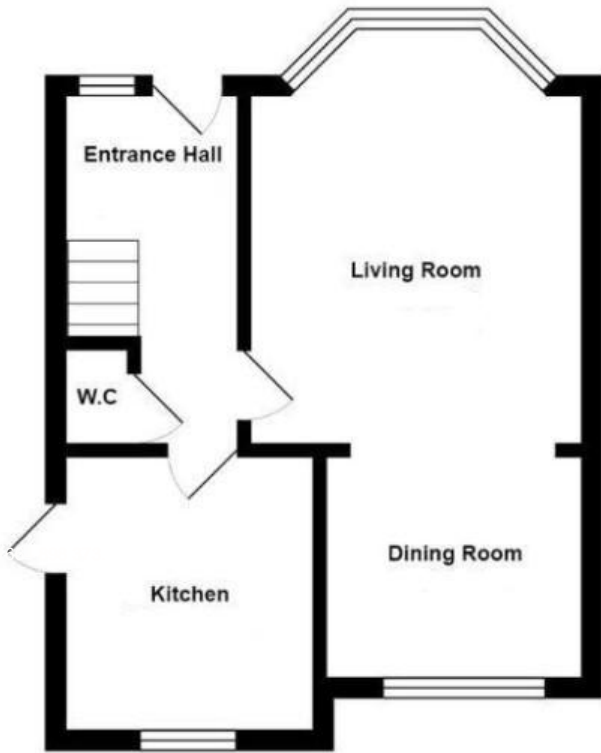
Bedroom 3 - 1.91m x 1.88m (6.3ft x 6.2ft)

Family Bathroom - 2.27m x 1.77m (7.4ft x 5.8ft)

DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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