



# Waterloo Road

Southport, PR8 3AX

**£10,000 Per Week**

\*\*\*\* AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 \*\*\*\*

Tucked away behind private gates in one of the area's most desirable settings, this truly magnificent home seamlessly combines space, style, and modern convenience in a prestigious and tranquil location.

#### Ground Floor Accommodation

Step inside through the enclosed storm porch into a welcoming entrance hallway, setting the tone for the generous living spaces beyond. The ground floor boasts a spacious front reception room, a convenient cloakroom/WC, and an impressive, expansive family lounge that flows into a spacious open-plan modern fitted kitchen. A separate utility room is located just off the kitchen, with additional access to a large family dining and reception area—ideal for entertaining.

#### First Floor Accommodation

Upstairs, a central landing leads to four generously sized double bedrooms, each offering comfort and versatility. The master bedroom features a private en suite bathroom, while a sleek and contemporary bathroom serves the remaining bedrooms.

#### External Features

To the front, a private double-gated driveway with decorative stone surfacing provides ample off-road parking for multiple vehicles.

\*\*\*\* AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 \*\*\*\*

■ 1 mile from Royal Birkdale Golf Club

■ Four bedroom detached

■ Swimming pool

■ Gym

■ Secure gated driveway

■ Sought after location

■ Price on application

■ Circa 4514 square feet

■ Viewings available on request

## Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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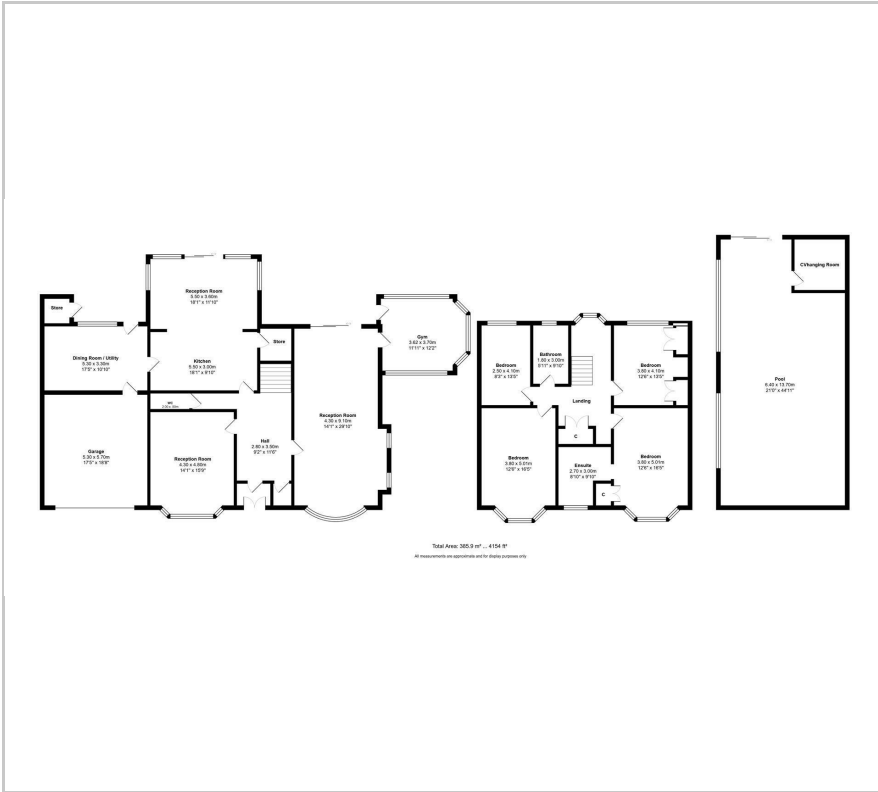
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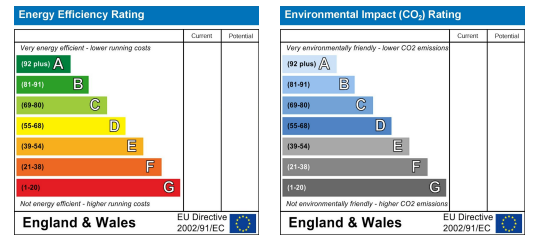
## Floor Plan



## Area Map



## Energy Efficiency Graph



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