



## Suffolk Road, Southport

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, situated in the sought-after area of Birkdale, Southport. The home is just a short drive from Southport town centre, offering close proximity to a range of local amenities, supermarkets, leisure facilities, and schools. It also benefits from excellent travel links via local bus routes and Southport train station.

Stepping into the property through the welcoming porch, you are led into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, which features a charming log burner fireplace and a large window overlooking the front aspect, allowing plenty of natural light to fill the room.

From here, you enter the kitchen/breakfast room. The modern fitted kitchen offers ample storage and space for freestanding appliances, along with an integrated oven, hob, and warming drawer. There is also a breakfast bar with seating for two and access to convenient understairs storage. The kitchen leads through to the bright and airy conservatory at the rear, which provides versatile additional living space, ideal as a sitting or dining room, with double patio doors opening out to the garden.

To the first floor, you will find three well-proportioned bedrooms, two of which are doubles. A newly fitted three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front of the property is a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden featuring a well-maintained lawn with a loose stone border, along with a flagged patio area, offering an ideal space for relaxing or entertaining. There is also a combination of wooden and brick-built storage sheds.

Viewing at your earliest convenience is highly recommended to avoid disappointment.





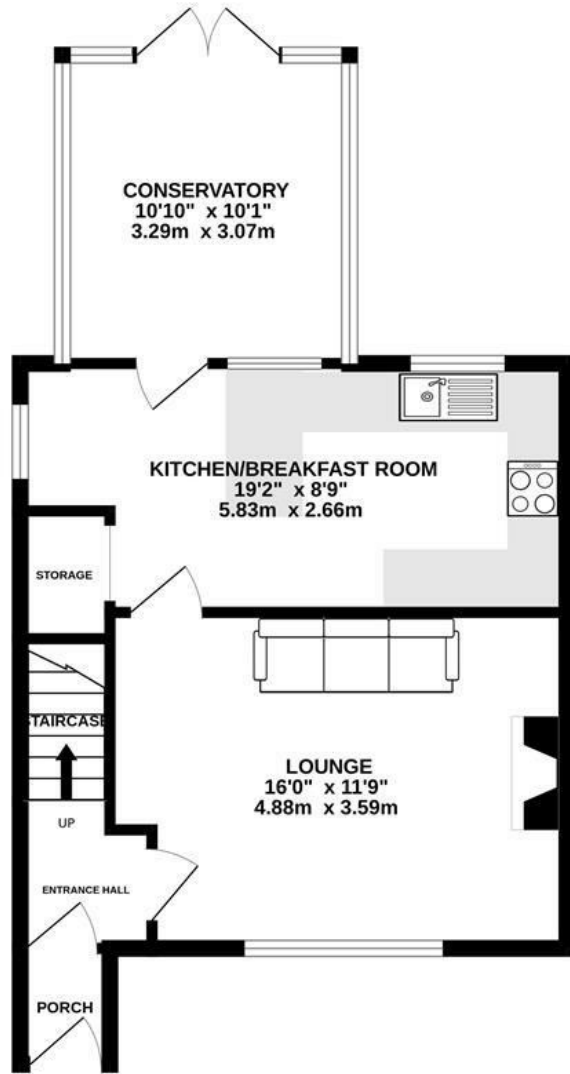




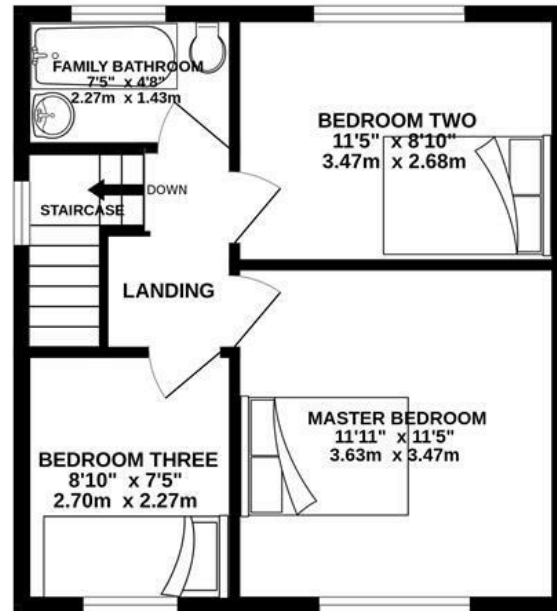




GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

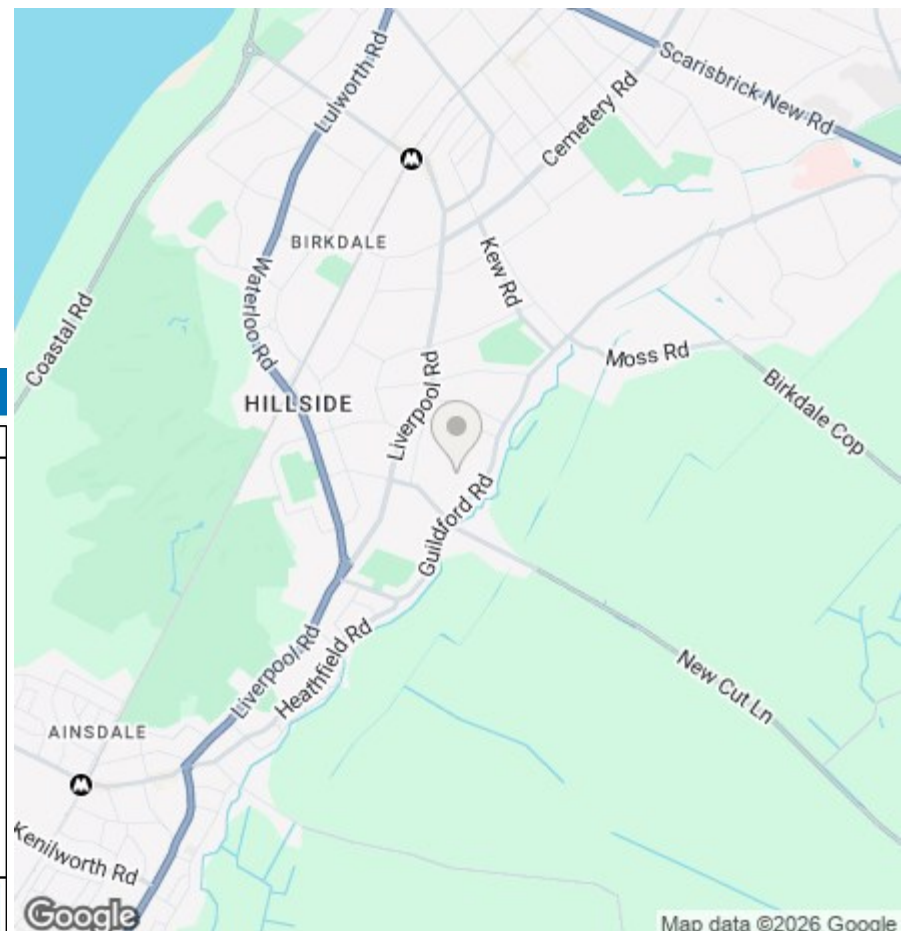


TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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